



DESIGN-BUILD

A GROWING TREND IN
REDUCING PROJECT COSTS



TIERNAN & PATRYLO
engineers · planners · managers · constructors

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One of the main drivers in construction projects is the cost. How to reduce the cost without sacrificing efficiency and quality is a common challenge for today's businesses. However, more and more companies are turning to expert design-build firms to cut cost, improve project outcomes and increase workplace productivity.

IN FACT,



it is estimated that going with a reputable design-build company can reduce unit costs by up to **6%** and speed up project completion by more than **33%** when compared with traditional construction models.¹

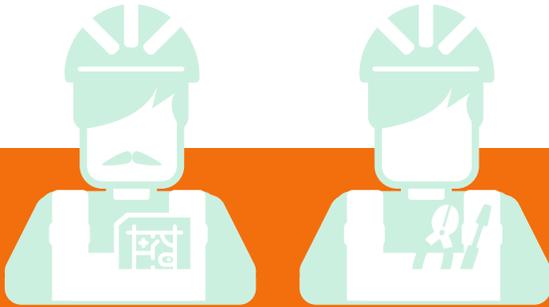


A recent study conducted by construction consultants found that less than 40% of companies are hiring design-build firms as a way to effectively reduce and control project costs.²

Despite the obvious advantages, many companies are not tapping into the significant cost savings, faster delivery times, and improved communication that the design-build model can provide.

Construction management experts recommend leveraging a design-build contractor for three key reasons.

1. HIGHER LEVEL OF ACCOUNTABILITY



**WHEN YOU WORK WITH A DESIGN-BUILD FIRM,
ONE CENTRAL ORGANIZATION IS RESPONSIBLE
FOR EVERY FACET OF THE PROJECT.**

How the final deliverable looks, the project costs and the timeline for completion are all handled by one team, instead of trying to juggle multiple vendors and contractors.

This arrangement not only reduces the opportunity for miscommunication that often plagues construction projects, but working with one team ensures that more attention is given to pricing and scheduling throughout the design phase.

In this sense, the design process, as a whole, is framed in terms of providing a realistic design that will fit within budget and can be built within the specified timeframe.

2. DIRECT ACCESS TO A TEAM OF EXPERTS

DESIGN-BUILD FIRMS ARE EXPERTS IN BOTH THE DESIGN AND THE CONSTRUCTION FIELD.

The team you work with will have the necessary credentials, licensing and training to make sure the design specs are within regulation and the build process is done by using the best practices in the industry.

In many cases, the design-build team will include:



**Licensed
Architects**



Engineers



**Construction
Professionals**



**Project
Managers**

3. A FOCUS ON TIMELY AND HIGH-QUALITY DELIVERY



COMPLETING A COMPLEX PROJECT REQUIRES COORDINATION BETWEEN BOTH THE CLIENT AND THE CONTRACTOR.

Having to manage requests from multiple stakeholders can be challenging, especially when dealing with multiple vendors throughout the life of the project.

By hiring a design-build company, you can communicate all requests to one team to ensure that all changes are incorporated quickly into the project.

Since the end goal is to produce a high-quality product, the design-build team will take the time to understand the client's needs and do everything in their power to avoid having to redo the design process.

In this sense, you can rest assured knowing the design team will take everything into account to engineer a design that will not need significant alterations later in the process.

CONCLUSION



As the need for trusted and well-established design-build contractors increases, knowing how to properly vet prospective contractors will be important. Selecting a contractor that has proven experience in your industry and with similarly-sized projects is a good place to start. Partnering with an experienced firm that can handle the complexity of your project is essential in ensuring that your project will be completed to specs, within budget and on time.

At **Tiernan & Patrylo** we have prided ourselves on being the go-to design-build contractor in the nation. With over three decades of experience and having worked with market leaders, such as Lockheed Martin, BB&T and Winpak Films, we have the skills and resources already in place to complete any project.

To learn how our design-build services can help your company cut costs and increase project quality, contact us online or give us a call today at **678-782-2830**.

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¹ https://www.engr.psu.edu/ae/cic/publications/TechReports/TR_038_Konchar_Comparison_of_US_Proj_Del_Systems.pdf

² <http://www.fminet.com/media/pdf/article/TRENDS2012.pdf>