

# Construction/Design-Build

## End-to-End Project Management You Can Trust

Automation design-build involves a single firm managing the full scope of your controls project, from front-end design and engineering to the procurement and construction required to execute your job. At Revere, we call ourselves an Automation EPC, because we have the breadth and depth of experience to successfully manage your project from start to finish. Whether part of a larger project or standalone, using automation design-build by Revere brings all the benefits of traditional design-build to your controls project.

### Sole Source Responsibility

With design-build, there is a single entity that enters into a single contract with the owner to provide the complete set of services needed for the project. In other project delivery methods, there will be separate contracts for the design and the construction. A single contract is unique to design-build.

With a single design-build entity, the roles of designer and constructor are integrated, producing a unified flow of work from initial concept through startup and commissioning. This streamlining through a single contract creates a collaborative relationship between designer and builder that can focus on optimizing project schedules, costs, and quality.

The sole source responsibility also eliminates potential finger pointing and disputes over accountability. Without single responsibility, the owner can become a middleperson in such disputes. Since the engineer and builder are on the same team and share the same project goals, this is never an issue on a design-build project.



***Design-build project delivery uses an integrated design and construction team with sole source responsibility and unified goals.***

### Liability Gap

When two contracts are involved, there is a potential liability gap between what the designer warrants to the owner relative to the completeness and accuracy of the design documents and what the owner warrants to the builder on the same issues (legal issues known as the Standard of Care and the Spearin Doctrine, respectively). Since it is not uncommon for changes to be required during construction, the owner is caught in this liability gap. A single contract eliminates this gap because overall project responsibility requires, and allows, the design and build members of the team to identify and resolve such differences without involving the owner.

## Design-Build Streamlines Project Delivery

A unified team of engineer and builder, experienced at working together on project delivery, allows for a coordinated effort focused on unified goals that optimize both the design and the construction efforts to enhance the overall results and experience for the client. This means completing a project faster, more cost effectively, and with fewer change orders.

The Design-Build Institute of America (DBIA) has published results of research conducted by the Construction Industry Institute covering projects of varying sizes, types, and sectors that shows significant improvements in schedule and unit cost compared to traditional design-bid-build project delivery approaches (see chart below).

### Master Builder Mind-set

Design-build project delivery harkens back to the concept of the master builder that existed in history up through the Renaissance. The master builder embodied all three disciplines of architecture, engineering, and construction in a single entity, and it was under this concept that most of the wonders of the world were built.

We want to produce automation wonders in your plant using this same approach. Let us be your master builder on your next control system projects.

<b><u>Metric</u></b>	<b><u>Design-Build vs. Design-Bid-Build</u></b>	<b><u>Design-Build vs. CM@R</u></b>
Unit Cost	6.1% lower	4.5% lower
Construction Speed	12% faster	7% faster
Delivery Speed	33.5% faster	23.5% faster
Cost Growth	5.2% less	12.6% less
Schedule Growth	11.4% less	2.2% less

Source: Construction Industry Institute (CII)/Penn State Research comprising 351 projects ranging from 5K to 2.5M square feet. The study includes varied project types and sectors.