

# Design Build and Design Assist

## Project Delivery Methods

### “The Contractor with the Team from the Beginning”

#### CAUTION

The following project delivery descriptions are basic, and are included in the QM Handbook to give a general idea of the recognized models; however, each project has its particular variations that may alter the model.

#### NOTE

**These project delivery methods are not Delegated Design.** In Design-Build, one entity is responsible for both the design and the construction. In Design Assist the documents produced by the Design-Assist entity, for example, shop-drawings, are incorporated in the contract documents.

#### DESIGN-BUILD

In this delivery method, there is a **single contract** between the Owner and the design-build entity (typically the Contractor) with the Architect as the Contractor’s consultant for design services.

- The roles and responsibilities of the Contractor and the Architect need to be very clearly stated in the agreement and in the conditions of the contract, especially the role of the Architect during contract administration.
- RMW has worked with numerous contracts of this type. The AIA contract documents for this type of contract are included in the “Design-Build” family of AIA Contract Documents.

#### DESIGN-ASSIST

This contracting method is used for high-performance projects with complex components. In this case, subcontractors, manufacturer, or providers of complex systems get involved very early in the project, typically during the design phase, with the objectives of reducing cost and risk to the project.

- The Owner develops a statement describing the scope of work involved, objectives, a budget, and a schedule. Once the design-assist subcontractor is selected it will help the Architect to design and document the design-assist portion of the project.
- The construction contract should describe the design-assist process clearly, including scope, budget, schedule, and responsibilities.
- Examples of components that can benefit from design assist are building envelope, roofing, historic renovation, complex HVAC systems, elevators, security, communications, and even complex motorized window roller shades.

