

Clipper Construction Discusses Traditional vs. Design and Build Contracting

February 13, 2024

BALTIMORE, MD - February 13, 2024 -
Clipper Construction, a commercial general contracting company in Baltimore MD, explains the pros and cons of both traditional and design and build contracting methods. Having successfully completed construction projects, Clipper Construction provides valuable insights into the details of these commonly used construction methods.

In the traditional project delivery method, there's a step-by-step process where the owner first hires a designer and then moves on to a bidding phase. This approach encourages competitive bidding and clearly outlines the project's scope. However, it may have downsides because assigning risks often puts a significant responsibility on the owner.

Design and build contracts, on the other hand, a single entity handles both design and construction responsibilities, promoting teamwork between design and construction teams and potentially reducing the project duration. While offering a single point of contact, this method assigns more responsibilities to the

contractor. Clipper Construction's spokesperson advises, "Owners should carefully consider their project goals and preferences when choosing between traditional and design and build contracts to ensure a seamless and successful construction process."

The design process in traditional contracts unfolds sequentially, with distinct phases. Design and build contracts, however, involve an integrated design process where design and construction phases overlap. This collaborative approach enhances communication and teamwork, often results in more efficient project delivery by addressing issues before they become costly to rectify.

Traditional contracts often involve a rigid process for making changes, requiring formal documentation and approval. In contrast, design and build contracts offer a more flexible approach by integrating the design and construction phases. Changes can be addressed more seamlessly, with the design-builder assuming responsibility for adjustments.

According to Clipper Construction's spokesperson, "While this flexibility allows for greater adaptability, a carefully defined initial scope is essential to minimize potential variations and maintain control over costs and timelines."

Cost estimates and budgets in traditional contracts are developed systematically, involving detailed analysis and contingency allowances. Design and build contracts pursue early cost certainty by engaging key stakeholders early in the process. This collaborative approach facilitates the identification and resolution of potential cost-related issues early on, contributing to a more accurate and predictable budget. Clipper Construction stresses the importance of balancing comprehensive planning with early cost certainty.

Traditional contracts establish the project schedule before the design phase, leading to a linear progression. However, design and build contracts offer a more streamlined timeline by overlapping design and construction phases, allowing for quicker decision-making and potentially reducing project duration. Clipper Construction emphasizes the advantages of this accelerated delivery, achieved through the contractor's early involvement in design and a single-point responsibility approach. Unlike traditional contracts, design and build contracts shift responsibility to the contractor in the design phase, promoting close collaboration between the client and contractor for quality control.

Effective communication channels and collaboration dynamics are crucial in traditional contracts involving multiple stakeholders. Design and build contracts prioritize collaboration, promoting close teamwork between design and construction teams to enhance efficiency and reduce conflicts. Regular communication and collaboration between these teams are vital for project success.

Traditional contracts specify project outcomes in advance, offering clarity but limiting flexibility. Client

satisfaction often hinges on adherence to agreed-upon parameters, with cost and time overruns viewed negatively. In design and build contracts, adaptability allows modifications during the project, potentially reducing uncertainties. Client satisfaction in both contract types depends on achieving a harmonious equilibrium among cost, time, and quality considerations. Clipper Construction suggests that clients carefully evaluate their priorities and expectations when choosing between the two approaches.

Clipper Construction, specializing in commercial general contracting in the greater Baltimore metropolitan area, offers a wide range of services, including design and build, commercial tenant improvement construction, commercial interior renovation, and site development. With a proven track record in various industries, including restaurants, warehouses, laboratories, offices, education, retail, and grocery, Clipper Construction stands as a reliable partner for comprehensive contracting needs.

For businesses seeking reliable design and build contractor in Maryland, Northern Virginia, and DC, additional information can be found on the Clipper Construction website, Facebook page, or by calling (443) 323-1880. They operate from 6:00 am to 7:00 pm, Monday to Friday

###

For more information about Clipper Construction, contact the company here:Clipper ConstructionClipper Construction(443) 323-1880info@clipper.construction1354 Cooksie St, Baltimore, MD 21230

Clipper Construction

Clipper Construction is a tech-enabled Commercial General Contracting firm providing construction services across several verticals including retail/office fit-out, adaptive reuse, historical restoration and mixed-use development.

Website: https://www.clipper.construction/

Email: info@clipper.construction

Phone: (443) 323-1880