

Clipper Construction Compares Design-Bid-Build and Design-Build for Baltimore Projects

July 29, 2024

BALTIMORE, MD - July 29, 2024 -

Clipper Construction, a tech-enabled commercial general contracting company based in Baltimore, MD, explores the differences between the Design-Bid-Build and Design-Build methods in a recent blog post. This discussion aims to provide clarity on the distinct methodologies used in construction projects, helping stakeholders understand the benefits and considerations of each method in the Baltimore area's construction industry.

The Design-Bid-Build (DBB) method is a traditional way of constructing buildings involving three distinct phases: design, bidding, and construction. First, an architect or designer creates detailed project plans. Once the design is complete, the project goes to the bidding phase where contractors submit bids to execute the construction work. The owner reviews these bids and selects a contractor to carry out the project. Finally, the chosen contractor completes the construction according to the provided design specifications, making sure that all parties follow a clear, step-by-step process.

The Design-Build (DB) method combines both design and construction services under a single contract. Instead of separating these phases, one entity, typically a design-build firm, handles the entire project from start to finish. This integrated strategy streamlines the workflow and improves project management efficiency. The DB method encourages teamwork between designers and builders, reducing the chances of miscommunication. As a result, it often leads to a more cohesive and well-coordinated project execution.

A spokesperson from Clipper Construction states, "The Design-Build method can really speed up project timelines compared to the traditional way. Instead of waiting for the design to be completely finished before starting construction, Design-Build lets construction begin while the design is still being worked on. This means that any design changes during construction can be handled quickly. As a result, projects get done faster and more efficiently."

Cost structures differ notably between the DBB and DB methods. In DBB, initial estimates may be more variable, with higher chances for cost overruns due to the sequential nature of the phases. Budget control can be challenging as unexpected issues during construction can lead to additional expenses. Conversely, the DB method often offers more predictable pricing since the same entity manages both design and construction. This integrated approach can provide a clearer understanding of costs from the beginning, potentially reducing unforeseen expenses and allowing for better budget management.

Risk management and accountability vary significantly between DBB and DB projects. In the DBB method, the separation of design and construction can lead to potential disputes between the designer and contractor, as each may blame the other for issues that arise. This division of responsibility can complicate conflict resolution and increase the risk of project delays. On the other hand, the DB method offers a single point of responsibility, as one entity is accountable for both design and construction.

Large-scale commercial projects in Baltimore might benefit more from the Design-Build method. Given the complexity of such projects, the integrated process of DB can facilitate better coordination and faster decision-making. The potential to overlap design and construction phases can also be advantageous for meeting tight deadlines. Additionally, having a single entity responsible for the entire project can simplify communication and reduce the risk of disputes. However, the suitability of either method depends on specific project goals, budget, and timeline requirements.

When choosing between the Design-Bid-Build (DBB) and Design-Build (DB) methods, Clipper Construction suggests that clients carefully weigh several important factors. Project goals and complexity are critical, as more complex projects may benefit from the integrated procedure of DB. Budget constraints should also be evaluated, with DB offering potentially more predictable costs. Timeline requirements are another consideration, as the DB method can expedite project completion. Finally, clients should assess their risk tolerance, noting that the DB method's single point of accountability can reduce conflict and streamline issue

resolution.

Businesses seeking commercial construction services in Baltimore including commercial concrete services can connect with Clipper Construction by visiting their website or contacting their office directly. For more information about their comprehensive range of services, including commercial restaurant kitchen services and historical restoration projects, interested parties can reach out via email at info@clipper.construction or by calling (443) 323-1880.

###

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