

**54%** Trying Alternative Delivery Methods  
**DESIGN-BUILD** Completion  
**20-33% Faster**  
*Accepted by most major funding sources!*

# FIXED-PRICE DESIGN-BUILD CONSTRUCTION (FPDB)

**Design. Build. Deliver.** Design-Build Construction is an optional delivery method offering tremendous time and cost savings on construction projects. One of the primary keys to a successful project is the *relationship* between the owner/municipality and the contractor. The team concept is much more efficient. L.D. Docsa has been constructing FPDB projects for over two decades!

**Savings.** 

Cost and schedule are major highlights of choosing the FPDB method. The process allows for greater creativity throughout the project design and construction, and places your contractor as the lead point of contact, and ultimately responsible for a successful project for both parties involved. The tables below display a number of advantages.



Design-Build Project Delivery Method
<b>Fast-tracks project schedule and completion</b>
Decreases an owner's administrative burden
Optimizes the use of innovations such as BIM and Lean concepts
Virtually eliminates litigation claims for owners
Accounts for nearly 40% of nonresidential design & construction

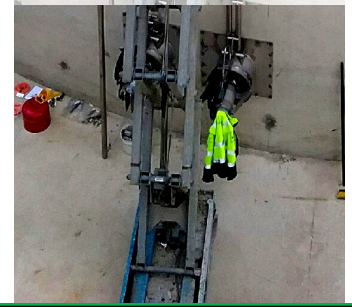
Metric	Design-Build vs. Design-Bid-Build	Design-Build vs. CM At-Risk
Unit Cost	6.1% ↓ lower	4.5% ↓ lower
Construction Speed	12% ↑ higher	7% ↑ higher
<b>Delivery Speed</b>	<b>33.5% ↑ faster</b>	<b>23.5% ↑ faster</b>
Cost Growth	5.2% ↓ less	12.6% ↓ less
Schedule Growth	11.4% ↓ less	2.2% ↓ less

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



**What now?** 

Research. There is a plethora of information and case studies available on the FPDB delivery method. In addition, L.D. Docsa can offer you our experience and knowledge on this delivery model and would be happy to discuss all of your current and/or future options.



*You wouldn't hire your accountant to monitor your flows, so why trust your project to anyone other than the contractor who actually builds it?*