

# One Group One Vision MULTIPLE SOLUTIONS



Engineering Design Technologies, Inc.  
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www.edtinc.net

## Design-Build



TBUP Renovations



DeKalb County Stormwater Upgrade



Abernathy Arts Center

**EDT's integrated and unified project team, assembled from the outset of every project, has the added benefit of all key disciplines found under one roof. Over the past 15 years, EDT has delivered over \$1 billion in D-B projects in both public and private sectors.**

Design-build is a method of project delivery in which one entity – the design-build team – works under a single contract with the project owner to provide design and construction services. EDT re-integrates the roles of designer and constructor by having one entity, one contract and one unified flow of work from initial concept through completion. D-B is an alternative to traditional design-bid-build project delivery methods. Streamlining project delivery through a single contract between the owner and the design-build team transforms the relationship between designers and builders into an alliance, which fosters collaboration and teamwork. Our breadth of resources allows us to successfully complete a project faster, more cost effectively and with fewer change orders.

Over the past 15 years, EDT has delivered over \$1 billion in D-B projects in both public and private sectors. We have further refined the process through a custom Quality Management approach. This project delivery process has helped us develop a methodology that maximizes every dollar in our client's budget. Based on our extensive D-B experience and lessons-learned, we are highly confident in our ability to perform on-time and on-budget.

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770.988.0400

Savannah, GA  
912.231.8462

Birmingham, AL  
205.942.8630

Huntsville, AL  
256.883.8496

Mobile, AL (Gulf Coast)  
251.680.2241

Mid-Atlantic, MD (Capital Region)  
410.344.7200

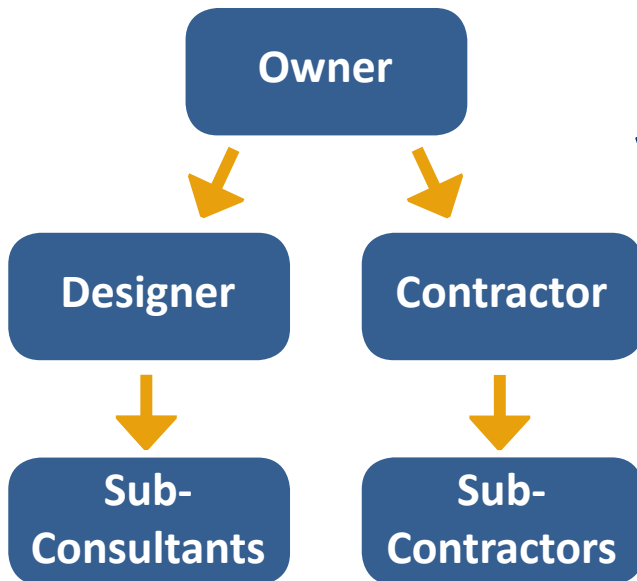
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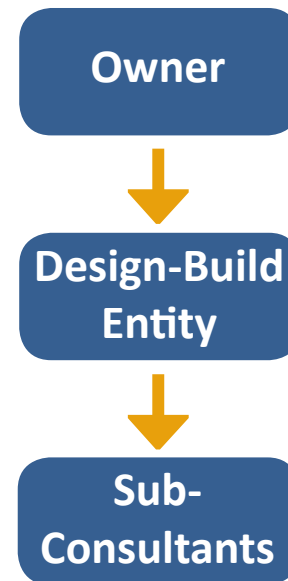
## Design-Build Contractual Relationship

Traditional Project Delivery



Owner must manage two separate contracts; owner becomes middleman, settling disputes between the designer and the contractor. Designer and contractor can easily blame one another for cost overruns and other problems.

Design-Build Project Delivery



Owner manages only one contract with a single point of responsibility; designer and contractor are on the same team, providing unified recommendations. Changes are addressed by design-build entity, not used as excuses.



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## Comparison of Project Delivery Methods

Metric	Design Build vs. Design-Bid-Build	Design-Build vs. CM@R
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 project ranging from 5,000 to 2.5 million square feet. The study includes varied project types and sectors.

