

Design-Build Services



What is Design-Build?

Imagine one entity, one contract, one unified workflow from initial concept through to completion — that's Design-Build. Design-Build, or DB, is a method of project delivery in which the Design-Build team works with the project owner to provide comprehensive design and construction services. Also called design-construct or single-source responsibility, DB successfully delivers office buildings, schools, stadiums, transportation and water infrastructure systems throughout the U.S. and internationally.

Why Design-Build?

Design-Build lowers risk for the owner, making a single service provider accountable for any deficiencies in design and construction.

What are the benefits of Design-Build?

Design-Build is an alternative to Design-Bid-Build, wherein design and construction services are split. In a Design-Bid-Build scenario, a client manages multiple contracts with multiple entities, all conducting separate work on the project. Design-Build offers numerous advantages to the client, including:

- **SINGULAR RESPONSIBILITY** DB ensures that a single company manages both design and construction. There is a single point of contact, ensuring responsibility for quality, cost and adherence to the construction schedule.
- **QUALITY** The Design-Builder maintains total responsibility for the completed project and is unable to shift responsibility for mistakes, defects or oversights to another party. DB motivates attention to detail and quality throughout the design and construction process.
- **COST SAVINGS** By combining design and construction personnel, the DB team – including designers, contractors, and vendors – works together to accurately evaluate alternative designs, materials and methods. The DB team utilizes value engineering and constructability throughout the entire design and construction process, thereby delivering a superior product.
- **TIME SAVINGS** DB eliminates bidding periods and redesign while overlapping design and construction phases. This significantly reduces total design and construction time and limits associated risk to the owner, especially in expedited construction situations.
- **REDUCED ADMINISTRATIVE BURDEN** DB frees the project owner from coordinating and arbitrating between separate design and construction contracts as well as resolving any budget or scheduling conflicts.
- **EARLY KNOWLEDGE OF FIRM COSTS** DB offers the owner early knowledge of construction costs, affording him/her multiple “go, no-go” decision points during the design phase. In this way, a project can proceed with firm knowledge of final cost and scope.

Discover the Ratcliff Advantage – dependable, turnkey Design-Build services that deliver peace of mind, from concept to completion.

Ratcliff offers the advantage of working with a single experienced team of Design-Build professionals — including designers, contractors, and vendors — from concept to completion. The Ratcliff Advantage saves you time and money, while increasing project efficiency and limiting associated risk to the owner.

Our experienced team works one-on-one with each client to ensure delivery of reliable, cost-effective turnkey property development solutions. We manage complete design and construction services for your facility including: *architectural, structural, civil, mechanical, electrical, required special systems, conceptual estimates to subcontractor, supplier selection, pricing, project management, scheduling, quality control, safety and project closeout.* We consistently complete projects within budget and ahead of schedule.

Design-Build May Be Right For You If –

Your project requires a high degree of efficiency and professionalism for project delivery and final outcomes.

From the outset of the project, your primary concerns are 1) budget 2) schedule and 3) constructability.

Your company has a vested interest in saving time and money throughout the construction process.

Paramount to your concerns is avoidance of legal entanglements due to adversarial relationships and, as owner, you seek the advantages of engaging in a single contract.

ABOUT RATCLIFF COMPANIES:

The biggest benefit we offer our clients is our people - from the people who come to work for a family company and are treated like family members to the vendors who appreciate the integrity with how we conduct our business relationships. Our reputation is based upon our people and is built into every facility that we design, construct or finance. Our clients have come to know our people and our reputation – it's what makes them come back with their business, year after year, for over 85 years.



Design-Build Case Study

Client: University Building Committee

Assignment: Ratcliff Companies was asked to submit a design-bid proposal for a new higher education facility. The only concept material provided was a rudimentary floor plan and a general description of desired quality for the finished building.

Deliverables: Ratcliff's solution for the University's needs was a proposal that included design plans for the concept of two separate buildings: one 2-story vocational & technology center and one 3-story classroom and administration building, all within a campus master plan. The design plans included key components such as quality building materials, structural, mechanical, electrical and civil parameters, plans for parking lots and traffic flow, municipal regulations for handicap access and required number of restrooms for public buildings. The development schedule and budget even accounted for items such as acquisition of permits and cost of landscaping materials. The overlapping of design and construction schedules allowed for extremely fast construction phases. In addition Ratcliff also offered the retention of project teams already qualified to complete construction build-out. The building committee appreciated having hard costs so clearly defined from the beginning of the project and having one project manager to whom they could turn for any question or status update during the duration of the project.

Conclusion: Ratcliff Companies was awarded the project based upon the thorough details of their proposal, the ability to provide fixed cost estimates for every component of the project, business acumen for addressing future expansion plans and finally, a willingness to commit to an aggressive design and construction schedule. Ratcliff Design-Build Services was able to successfully complete the development of this higher education facilities turnkey project, within budget and tight time frame.

FOR MORE INFORMATION ABOUT OUR DESIGN-BUILD CAPABILITIES, CONTACT:

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