

C-52: Design-build: alternative procurement method to increase project performance

P Mervyn Gunasekera
(LAN Management Development Service, Colombo 4)

Today, owners are increasingly investigating into alternative procurement methods in order to select a method for their construction projects that will meet their specific requirements. In this regard, the survey conducted by the author shows that the application of Design-Build is on the upswing in many countries including Sri Lanka. During the survey, the author interviewed 10 executives of owner organizations in Sri Lanka who have completed at least one Design-Build project (All projects they had completed were industrial and warehouse constructions).

The objective of the survey was to investigate the application of Design-Build in the construction industry in order to increase the performance of the project.

The author estimates that the Design-Build method takes 20-30% less time span for the whole project implementation process compared to that of the traditional Design-Bid-Build method. The two main reasons are: (i) There is an overlap between design and contract activities; (ii) one party is responsible for both design and build.

The survey reveals that the reasons for the selection of the Design-Build method by owners are: establish cost, reduce cost, establish schedules, shorter duration, reduce claims, easy project implementing and constructability, and easy contract administration.

When using the Design-Build method, unless the owner has his own staff who are experienced in the management of Design-Build projects, he should obtain the services of a Project Manager familiar with the approach.