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DESIGN BUILD INSTITUTE OF AMERICA

EDUCATION ■ CERTIFICATION ■ NETWORKING



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INTEGRATION IS OUR FOUNDATION



DESIGN-BUILD INSTITUTE OF AMERICA
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Become a Member

Individual Membership

Individual members span the entire spectrum of design and construction professionals including architects, engineers, specialty contractors, owners, consultants, lawyers, business development professionals, students and academia. Individuals can join the DBIA with the following annual membership fee structure:

Practitioners and consultants: \$379

Owners and Academia: \$99

Young Professional (35 years & younger): \$75

Students: \$45

Industry Partner Membership

Industry Partner Members include general contractors, architectural/engineering firms, specialty contractor firms, manufacturers/suppliers, insurance companies, legal firms, government agencies, private owners and academic institutions. Industry Partner fees range from \$750 to \$10,000 and are based on total corporate revenue/billings. As an industry partner member, ALL employees of your firm reap the benefits of the member discounts on DBIA programs, products, and services.

For additional details:

Visit the DBIA web site at WWW.DBIA.ORG.

member you can bring over 14,000 research federal contracting opportunities and 16,000 local and state opportunities to your fingertips.

Federal and Local Legislation. As a member you will have access to DBIA's legislation database where you can view all legislation affecting design-build both at the federal and state or local levels and see how these laws affect you and your business.

Membership Directory. Join the thousands of professionals listed in our online and printed directories. Increase your exposure within the design-build community and increase your connections with other parties in the industry. *View our Membership Directory dbia-sw.org/membership_directory.html*

Networking. In today's environment of increased competition, diminishing resources, and unexpected challenges, the need for cross-sector collaboration is more important than ever before. DBIA proudly stands as the only membership organization bringing together thousands of organizations and individuals representing architects, engineers, public and private owners, general and specialty contractors, manufacturers and suppliers, students, college and university faculty, legal, insurance and finance professionals, consultants and many more. Only at DBIA do all these professionals meet face-to-face as equals engaged in a sincere effort to identify challenges and develop solutions that benefit the entire industry – not just an individual segment. For this reason alone, no matter what other specialized organization you belong to, DBIA membership is essential.

DBIA



VISION

Design-Build Institute of America will be the industry's preeminent resource for leadership, education, objective expertise and best practices for the successful integrated delivery of capital projects.

MISSION

DBIA promotes the value of design-build project delivery and teaches the effective integration of design and construction services to ensure success for owners and design and construction practitioners.

VALUES

- Excellence in integrated design-build project delivery, producing high value outcomes.
- An environment of trust characterized by integrity and honest communication.
- Mutual respect for and appreciation of diverse perspectives and ideas.
- A commitment to innovation and creativity to drive quality, value and sustainability.
- Professionalism, fairness and the highest level of ethical behavior.



DISCOVER

Why Become a DBIA Member?

As a DBIA member you receive preferential access to all of DBIA's events, publications and courses as well as heavy discounts on all our products and services. You also receive access to DBIA's member's only business growth tools such as epipeline, legislative database, and our Membership Directory.

What We Provide:

Conferences. Meet industry leaders, attend education courses, view award-winning design-build projects, hear design-build case studies and testimonies, network with owners and visit our expo hall at each of DBIA's three conferences run annually.

Education. DBIA nationwide educational programs teach practical "how to" concepts about design-build and to advance the education, public awareness, understanding and utility of design-build. Courses and programs developed and delivered by DBIA utilize interactive learning strategies to teach topics ranging from an introduction of design-build techniques to advanced application of design-build concepts.

Design-Build "IQ" and Publications. As a member you will receive DBIA's monthly journal, *Integration Quarterly*, for free which outlines trends & changes in the industry while also highlighting successful design-build projects. In addition, members receive anywhere from \$5 to \$100 off the hundreds of publications available at our online bookstore.

epipeline. Expand your business opportunities using our epipeline tool, which allows you to identify, qualify and win more government business. As a DBIA



Although DBIA recognizes that an owner has many choices in how to select a design-build team, selection should always begin with an evaluation of team qualifications. We emphasize the term “team” rather than just the qualifications of the lead entity. A successful design-build team is composed of many players and outstanding performance is required by each of these players for optimum results to be achieved. Great projects require great design, great construction execution, and great equipment and materials. These all need to be considered in the procurement process.

THE SOUTHWEST REGION. The Texas Chapter was chartered in 2000 and included the states of Texas, Louisiana, Arkansas, Oklahoma and New Mexico. Since that time, it has been renamed the Southwest Region. It currently includes Chapters in Albuquerque, Oklahoma City, Houston, San Antonio, Austin and Dallas. There are also four Student Chapters: Oklahoma, Texas A&M, Texas Tech and Southern University. We currently have over 250 members.

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Cross the threshold and join the many, national, state and local leaders and practitioners, who save money, finish projects dramatically faster and virtually eliminate claims and litigation- all without sacrificing quality. From Hawaii to Florida, Design-Build successfully delivers schools, stadiums, highways and water projects with superior results.

Defining Design-Build?

In its most basic sense, *design-build* is a method of project delivery in which an owner executes a single contract with a single entity to provide all the services required to accomplish the design and construction of a capital project. While the definition may be simple, the implications are profound and far-reaching, as there are many variations on how design-build delivery can be accomplished, and many ways for that single entity – the design-builder – to be organized. The single-contract approach replaces the use of multiple contracts used in traditional design-bid-build project delivery.

Design-Build streamlines project delivery by providing a single contract between the owner and the design-builder. This simple but fundamental difference produces tremendous benefits.



Collaborative design and construction teams seek innovative solutions to best address performance needs.

Steeped in the work ethic exemplified by the ancient master builders who accepted full responsibility for integrating conceptual design with functional performance, today's design-build process demonstrates that the modern design and construction industry can consistently deliver economical, timely and comprehensive design-build services. This valued assurance can only be achieved consistently because of the collaborative environment created by a single design/construction entity operating within a single contact with the owner.

Design-builders accept full accountability for architecture, engineering and construction. By knowledgeably pursuing design quality and by controlling costs and schedule effectively, a design-builder makes certain that successful concept-to-completion is consistently achieved. It is reality literally carved in concrete, glass and steel.



The Design Build Institute of America

The Design-Build Institute of America (DBIA) was founded in 1993 as a non-profit membership-based organization. It was established in response to the emergence of design-build and integrated project delivery as a significant force in the design and construction industry. DBIA, and its network of Regions across the United States, is the center of excellence and experience for design-build, advocating best practices, creating and disseminating educational information and furnishing advice and support to owners and practitioners. Individuals and organizations joining DBIA are automatically members of the region and/or chapter serving their local area.

DBiA promotes the use of design-build for both public and private owners and to foster relationships between owners, architects, engineers, general and specialty contractors, manufacturers, suppliers, academia, legal, finance, and insurance professionals, consultants and other related service providers. By offering market resources, educational programs, legislative assistance and networking opportunities to our members, we can enhance the design-build relationships among all those who are interested in design-build.

DBIA is the only organization that makes whole the industry's many parts. DBIA addresses the diverse needs of each player and the interests of the industry as a whole. Only at DBIA do all these professionals meet face-to-face as equals engaged in a sincere effort to identify challenges and develop solutions that benefit the entire industry.

One of the core beliefs of DBIA is that the qualifications of the design-build team are the single most significant consideration in achieving project success.



Owner Concerns with Design-Build

Perceived Complexity of the Process. Optimum design-build project delivery requires a well trained design-build team, careful planning and professional execution to achieve maximum success. The owner may choose from a variety of design-build procurement and process variations, selecting the best project-specific approach based on factors such as the project's complexity, funding, design intent, responsibility/risk allocation and other important issues. For owners who do not yet have in-house personnel with experience in preparing and administering design-build procurement documents and contracts, retaining a design-build consultant is recommended.

Converting Owner Needs to Performance-based Language. Preparing a statement of facility requirements (a design criteria package) that is comprehensive enough to assure compliance, but avoids being overly restrictive or inhibiting, is the most challenging aspect of preparing a design-build RFP. When facility requirements are stated in performance terms, this not only provides flexibility to owners in meeting their desired objectives, but clearly assigns responsibility to the design-builder.

Fear of Losing Control. There is a certain amount of control lost by owners in the design build process, but that loss of control is what adds value to the design build process. Owner's need to decide on the level of control it desires in the design build process and clearly state it in the procurement documents so as to make sure the design-builder understands the Owner's expectations to be met in this regard.

Who Uses Design-Build?

In the United States, the private sector's use of design-build has been increasing in frequency and application during the past thirty years. Design-build is being used in a wide array of commercial and institutional settings including healthcare, educational and office facilities, sports and telecommunications complexes, etc. and has been used for decades in the industrial and power sectors.

In the public sector, more and more public owners are using design-build. States have looked to design-build for major transportation projects. Federal departments are utilizing design-build for more than 50% of their current construction projects including more than 90% of US Embassies worldwide and all Federal Bureau of Prisons' projects. Local governments are using design build for infrastructure projects and public service buildings. By 2015, it is predicted that approximately 50% of all projects will be completed utilizing design-build. Between 2004 and 2008, design-build revenue has doubled domestically, going from \$30.5 billion to \$64.4 billion. The growth rate is similar on the international front.

What are the Benefits of Design-Build?

Singular responsibility. In design-build project delivery, the design-builder is responsible for all aspects of a project. An owner has a single contract, with clean and unambiguous responsibility vested with a single team or entity. The design-builder is motivated to deliver a successful project and is responsible

for achieving multiple parallel objectives, including functional quality and performance, aesthetics, budget and schedule. With design-build the owner is able to focus on scope and quality needs definition and timely decision-making, rather than serving as coordinator and referee between designer and builder.

Timesavings. Design-build is ideal for the application of “fast track” construction techniques. Because design and construction can be overlapped and because the “stop and start” of repetitive bidding periods and repetitive redesigns are eliminated, total design and construction time can be significantly reduced. With design-build, materials/equipment procurement and construction work can safely begin before the construction documents are fully completed; this time savings made possible by the inherent efficiencies of working as a single team, translates into lower costs also.

Quality and Performance. The owner’s quality requirements and expectations are documented in performance terms, and it is the design-builder’s responsibility to produce results accordingly. Further, the design-builder warrants to the owner that it will produce design documents that are complete and free from error.

Cost Savings. Design and construction personnel working and communicating as a team can utilize alternative materials, means and methods efficiently and accurately resulting in cost savings. Value engineering techniques and change management for alternatives are utilized continuously and more effectively when the designer and contractors work as one team during the design and construction phases. Time is money and to the extent projects are completed faster, owners realize additional cost savings.

Early Knowledge of Costs. Guaranteed construction costs are established earlier than in other delivery systems. The entity responsible for design is

simultaneously estimating construction costs and can accurately conceptualize the completed project. The decision to proceed with the project is made with the firm knowledge of final cost. *A collaborative design approach with owner, engineer and builder results in a more time and cost efficient design from the construction viewpoint. The higher degree of constructability input into a design, the greater the time and cost savings.*

Improved Risk Management. Performance aspects of cost, schedule and quality are clearly defined and responsibilities /risks are managed by the party best positioned to manage that risk. Change orders due to “errors and omissions” are eliminated.



Qualification Based Selection (QBS)

Selection by owner of the best qualified design-builder. This competitive approach has the particular advantage of involving the design-builder at the very outset of the project, making the design-builder a strategic partner in program and project definition, pricing, scheduling and detailed design. The owner maintains significant control over project scope, quality, cost and schedule. QBS is a time and cost efficient procurement process. The ability for public owners to use QBS must be verified in applicable state and local laws.



Best Value Selection (BVS)

Selection by owner who desires to competitively select a design-builder on the basis of price and qualitative evaluation factors in the proposal. Best suited to owner’s who require competitive proposals from pre-qualified design-builders in which price for the project plays a significant, but not exclusive role. Owner can base selection on detailed project scope, quality and price information along with other qualitative factors, including design-builder’s creativity and innovation.