

**Design–bid–build as a project delivery method in Republic of Belarus**

Grigoryeva N.A.

Belarussian National Technical University

Design–bid–build is the traditional method for project delivery and differs in several substantial aspects from design–build. At the design phase the owner retains a designer or architect to make and produce bid documents, including construction drawings and technical specifications, on which various general contractors will in turn bid to construct the project. Then the bidding on the project obtain copies of the bid documents, and then put them out to multiple subcontractors for bids on sub-components of the project. Contractor compiles a complete bid price for submission by the established closing date and time. Once bids are received, the designer typically reviews the bids, seeks any clarifications required of the bidders, investigates contractor qualifications, ensures all documentation is in order, and advises the owner as to the ranking of the bids. The project is typically awarded to the general contractor with the lowest bid. Once the construction of the project has been awarded to the contractor, the bid documents may not be altered. During the construction phase the designer also acts as the owner's agent to review the progress of the work as it relates to pay requests from the contractor, and to issue site instructions.

DBB is a common scheme in Republic of Belarus and has potential advantages: potentially less adversarial and more flexible; risks for design errors and omissions are shifted from the owner to the design-builder, who presumably can resolve them more efficiently; the constructor is involved in the design process and can contribute valuable insights as to constructability and value engineering; the owner or the design-builder can order long lead-time items earlier in the process with greater certainty; faster project delivery; in a market with rising material costs, the owner or design-builder can achieve earlier procurement at lower prices; the potential for claims, particularly delay claims, is significantly reduced.

Nevertheless there are potential disadvantages of DBB: less control by owner over design process; owner no longer has architect to assist it in contract administration; ensuring scope and quality of work within a specific budget much more difficult; results may depend on design-build experience of constructor and architect and their experience working together previously; may limit field of contractors and subcontractors willing to compete; because of the more subjective method of constructor selection, the price at the front-end of a design- build project may be higher (possibly 3 % to 5 % higher) than the price of a design-bid-build project; the owner may make that difference up at the back end in reduced claims, value engineering, and other considerations.