



**OFFICE OF THE PRESIDENT  
FACILITIES ADMINISTRATION  
PLANNING, DESIGN & CONSTRUCTION  
DESIGN & CONSTRUCTION POLICY**

## Introduction to Design Build

Design Build represents an alternate mode of construction contracting where the University retains a Design-Builder, through competitive proposals, to provide design services during the Project design phases and to act as a general contractor to construct the Project after the design is completed, or as the design progresses to completion.

The Design Build contract has three phases: 1) Design Development documents, 2) Construction Documents, and 3) Construction. A separate notice to proceed is issued for each phase.

The structure and provisions of this form of contract differ in some significant respects from the standard Long Form Construction contract. In addition, certain procedures in this delivery method do not follow the standard design-bid-build procedures in the Facilities Manual. One example is the Master Architect Agreement included with these documents. For these reasons, and to ensure its proper use, each Facility that intends to utilize this delivery method must first obtain a detailed briefing from the Office of the President concerning the Design Build documents. Please contact Dennis Kelleher at [dennis.kelleher@ucop.edu](mailto:dennis.kelleher@ucop.edu)

Click here to continue to  
Design Build contract documents.