

# Preparing for **DESIGN-BUILD** Projects

*A Primer for Owners, Engineers, and Contractors*

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*With a foreword by*

*Michael C. Loulakis, Esq.*



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# Foreword

When you are invited to write a foreword for a book by people as incredible as Doug Gransberg, Jim Koch, and Keith Molenaar, how can you refuse? I certainly couldn't. I have had the pleasure of knowing Doug and Keith personally for years through our mutual involvement in the Design-Build Institute of America, and we have worked together on a number of construction industry initiatives. I have always found their in-depth and practical understanding of design-build (actually, of project delivery in general) to be unique, refreshing, and informative. In my own professional life, I have relied heavily upon their work, particularly their benchmarking-type studies. Although I have never worked directly with Jim, I have heard only glowing comments from his colleagues in academia and the construction industry in general. Again, how could I not want to write some introductory remarks on their behalf? Indeed, I consider it an honor. Besides, I got a sneak preview of this, their latest “work-of-love.”

I have read lots of how-to publications about design-build and have even written a few of them myself. Frequently, these books are too technical (i.e., too many chapters read like a technical journal), too legal and contractual (i.e., too many case cites and language that reads like a law review article), or too “salesman-like” (i.e., selling how awesome design-build is and ignoring the difficult questions). In short, it is hard to find a treatise that is both informative and interesting to read, yet also lets the reader establish a baseline of understanding.

Doug, Jim, and Keith know the subject of design-build so well that most issues are second-nature to them. This is evident here. Their discussions on so many different and important design-build topics are as good as anything that I have seen. They also have a skill that is missing in many academicians and engineers—their writing is crisp, interesting, and readable (no offense to those of you readers who are academicians and engineers). As I read this book, I routinely thought about what I had written on the subject and wondered, “Why didn't I say this as clearly as they did?” or “Why did I forget to mention that?” Their whole effort is simply superb.