

FLYING START INFRASTRUCTURE GRANTS FACT SHEET 9



3 types of building contracts (1 of 1)

There are 3 common ways to work with a builder (contractor), each way uses a different type of building contract.

Early Contractor Involvement (ECI)

Hire a builder in the design phase as another consultant to provide early advice around buildability. They may not necessarily be the builder who will build your project.

Good for:

- New modular buildings
- Complex projects
- More accurate cost estimates
- Minimising project risks

Design and Construct (D&C)

Your professional consultant team takes the design to a point and the builder finishes the design. This keeps the builder responsible for both the final design and construction.

Good for:

- Fast tracking design process
- Dealing with only one point of contact
- Reducing your own risk as builder takes on design risk

Construct Only (can be called 'lump sum')

Your professional consultant team does 100% of the design and documentation. This separates responsibilities between the design (by your consultants), and construction (by your builder).

Good for:

- Maintaining full control over the design process if you know exactly what you want to build and do not want to risk design changes by D&C builder

Below questions can help you work out which contract could be best suited for your project

Speak with your professional consultant to determine which contract type would be the best fit for your project

ECI, D&C or Construct Only?

Are you planning on building a whole new building, particularly considering a modular building?

yes

ECI

no

Will you want your builder to provide input on the design before it is finalised?

yes

D&C

no

Construct only

Construct Only or D&C?

Would you prefer to stay in control of your professional consultants for the entire project, so you can have 100% control over the design?

yes

Construct only

no

D&C



Government of South Australia

Office for Early Childhood Development