



Design Bid Build in California

A Complete Guide to Smarter Commercial Construction

Everything property owners should know before starting their next project.



What Is Design Bid Build?

Design Bid Build (DBB) is the most widely used project delivery method in California commercial construction. The owner hires an architect first, then competitively bids the construction work to qualified general contractors — keeping design and construction as separate, clearly defined phases.

Design First

Plans are fully developed before any construction begins

Competitive Bidding

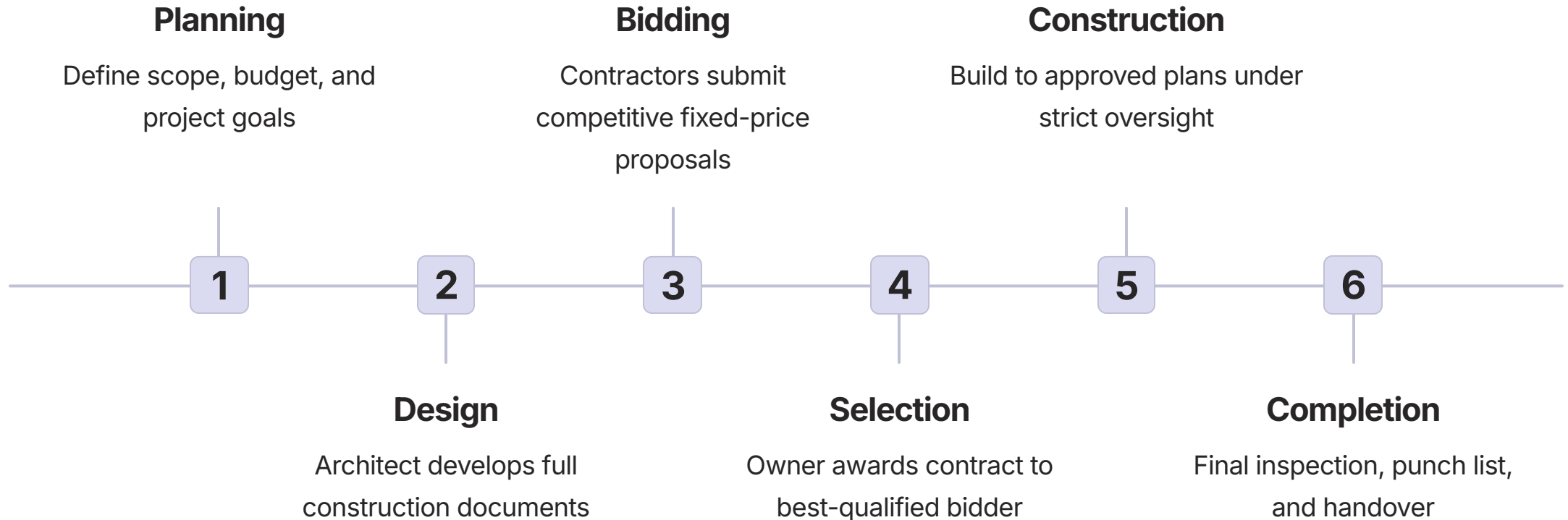
Multiple contractors submit fixed-price proposals

Clear Accountability

Separate contracts for design and construction teams

The Design Bid Build Process

Every **Design Bid Build in California** project follows a structured sequence — from initial concept through final handover — ensuring transparency, accountability, and quality at each stage.



Benefits of Design Bid Build in California



Budget Control

Fixed-price contracts lock in costs before construction begins



Competitive Pricing

Multiple bids ensure you receive fair market rates



Higher Quality

Detailed plans reduce errors and costly change orders



Transparent Process

Clear documentation at every stage builds trust



Reduced Risk

Owner retains control over design and contractor selection



Clear Responsibilities

Separate contracts define accountability for all parties

Common Commercial Projects

The **Design Bid Build process** is the preferred delivery method across a wide range of California commercial construction projects — from new builds to complex renovations.



Office Buildings

Corporate HQs and multi-tenant office developments



Retail & Restaurants

Ground-up builds, fit-outs, and brand environments



Medical Facilities

Clinics, labs, and specialized healthcare environments



Warehouses & Industrial

Distribution centers and logistics facilities



Tenant Improvements

Customizing leased spaces to meet business needs



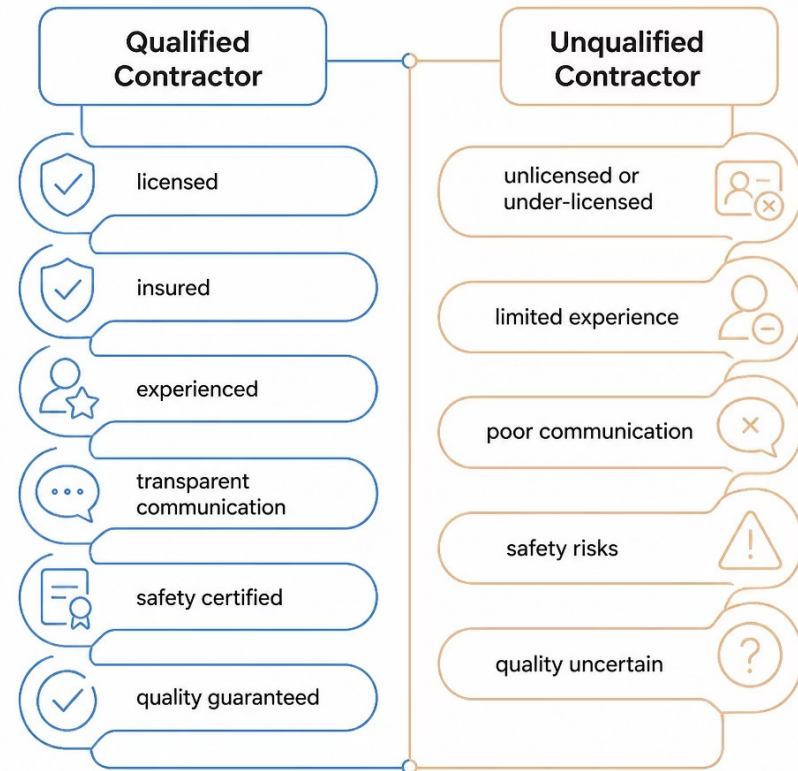
Educational Buildings

Schools, universities, and training facilities

Why Choosing the Right Contractor Matters

In **commercial construction in California**, your contractor directly shapes your project's outcome. The right **commercial general contractor** brings licensing, experience, and accountability — not just a competitive bid price.

- Valid California contractor's license (Class B)
- Proven track record on similar project types
- Strong safety record and EMR rating
- Responsive communication and project reporting
- Quality assurance and warranty support





Navigating Common Construction Challenges

Even well-planned projects encounter obstacles. Anticipating common risks in **Design Bid Build in California** keeps your project on track.

Budget Overruns

Lock in fixed-price contracts and include a 10–15% contingency fund

Material Shortages

Procure long-lead items early and maintain approved alternates

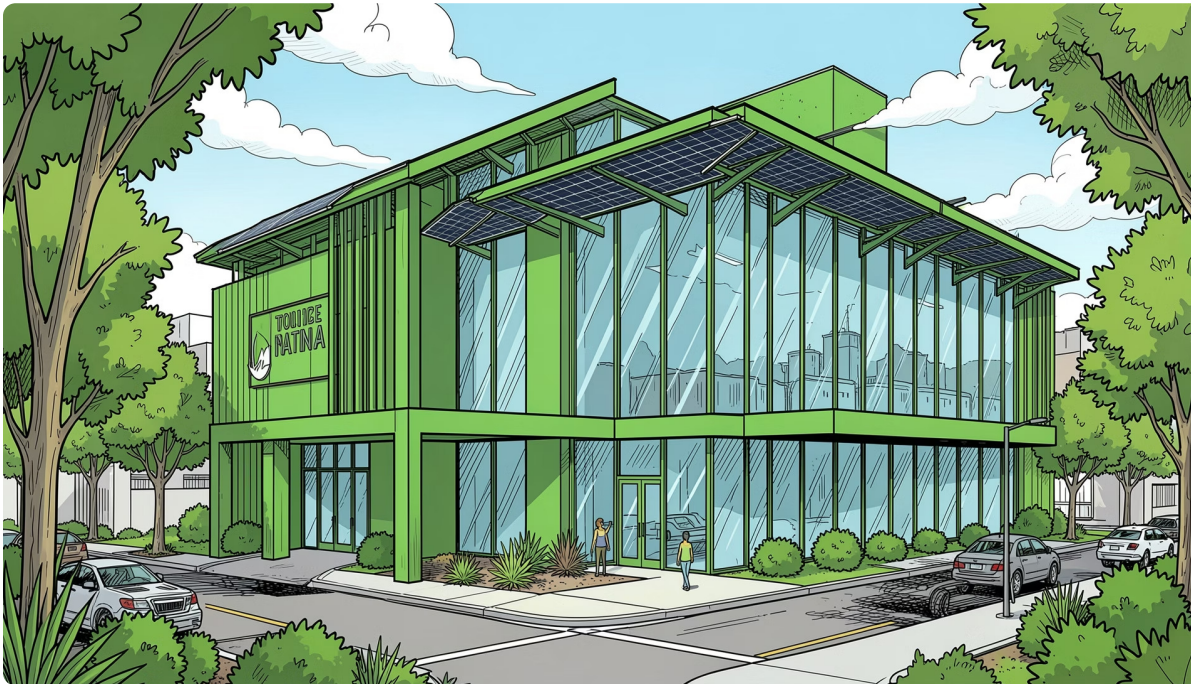
Permit Delays

Engage an expeditor early and submit complete, code-compliant plans

Scope Changes

Document all change orders formally before work begins

The Future of Commercial Construction in California



California leads the nation in construction innovation. The **Design Bid Build process** is evolving alongside new technologies and sustainability mandates reshaping how commercial buildings are designed and delivered.



Sustainable Building

LEED certification and Title 24 energy compliance are now standard



Building Information Modeling (BIM)

3D digital models reduce conflicts before construction begins



Smart Buildings

Integrated systems for energy, security, and automation



Digital Project Management

Cloud platforms enable real-time collaboration and reporting

Why Businesses Trust MATTER CED

MATTER CED is an experienced **commercial building contractor** serving California property owners, developers, and facility managers. We specialize in **Design Bid Build projects, tenant improvements, and full-service construction management** — delivering quality workmanship and clear communication on every project.



Commercial Construction



Design Bid Build Projects



Tenant Improvements



Project Management



Quality Workmanship



Client Communication

Key Takeaways

1 Design Bid Build delivers clarity

Separate design and construction phases reduce risk and improve accountability

2 Competitive bidding protects your budget

Multiple contractor proposals ensure fair, market-rate pricing

3 The right contractor makes the difference

Licensing, experience, and communication are non-negotiable

4 California construction is evolving

Sustainability, BIM, and digital tools are reshaping the industry

- If you're planning a commercial construction or renovation project and want expert guidance on the **Design Bid Build in California** process, explore the professional construction solutions offered by **MATTER CED**. Learn more at: <https://matterced.com/>

