

NATIONAL UNIVERSITY OF SCIENCE AND TECHNOLOGY

**AN ASSESSMENT OF DESIGN-BUILD PROCUREMENT METHOD ON
PROJECT PERFORMANCE IN HARARE AND BULAWAYO**

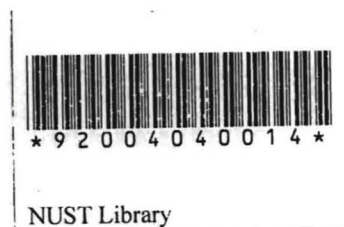
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An assessment of design-build procurement method on project performance in Harare and Bulawayo.

ABSTRACT

The Zimbabwean construction sector is facing challenges of time and cost overruns on projects. This is caused by the way of procurement being utilised. Other routes of procurement have not been properly considered like design-build procurement method. Design-Build system has been extensively adopted overseas but it has not established the same fame yet in Harare and Bulawayo. The procurement method has been applied in most developed countries mostly after World War 2 due to high demand of infrastructure to be delivered on cost, time and quality. The selection of design-build approach is regarded as one of the significant obstacles to the application of this choice. This dissertation aims to assess the prevalence of design-build and its performance on projects in Harare and Bulawayo. The develop-and-construction, novation, traditional-design-build and turn-key are the four current design build approaches adopted by clients. Each of them is developed to meet a varying set of circumstances and has its own advantages and disadvantages. A considerable sample has been chosen in order to represent the industry. Purposive method has been applied to choose those who have been involved in the design-build projects. The develop-and-construction and turn-key are frequently used in large, complicated projects in commercial industry and it guarantee client's great control over the project while still leave some design room for the contractor. Novation is not favoured in the construction sector due to high risk associated with the approach. Six corresponding design-build projects are also presented in this dissertation in order to better illustrate the performance and provide the insight for understanding of the design-build approaches in Zimbabwe. Challenges facing implementation of design-build includes lack of policy framework and lack of capacity in the construction sector. However various challenges will be solved through policy framework implementation and establishment of a regulatory board. Capital must be availed to the construction company to enhance their capacity. The industry must take informed steps in applying the procurement method on the construction projects in order to curb any problems along the way.