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36	A	B	C	D	E
37	A	B	C	D	E
38	A	B	C	D	E
39	A	B	C	D	E

PRACTICE QUESTIONS

Design-Build Institute of America (DBIA)

DDBP

Designated Design-Build Professional Exam

EDITION

Demo

QUESTIONS

9

ISSUED

September 3, 2026

Before you begin

What this is

9 practice questions for Design-Build Institute of America (DBIA) **DDBP**, each with its answer key and an explanation. Answer a question before you read its key — the explanation is worth more once you have committed.

If something looks wrong

Send us three things and we will check it:

- the exam code, **DDBP**
- the question number
- the email address on your order

Write to **support@mometrix.net**. We reply within one business day.

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QUESTION 1

SINGLE CHOICE

In the design-build project delivery method, what is the fundamental contractual and accountability relationship that distinguishes it from design-bid-build?

- ☐ A The owner holds separate contracts with the designer and the constructor, who are responsible only for their respective scopes
- ☒ B The owner holds a single contract with the design-builder, who is accountable for both design and construction
- ☐ C The designer holds the master contract and hires the constructor as a subcontractor for the construction phase
- ☐ D The constructor holds the master contract and subcontracts the design services to a licensed design firm

ANSWER B

WHY The defining characteristic of design-build is a single point of responsibility: the owner contracts with one entity (the design-builder) for both design and construction services. In design-bid-build, the owner holds separate contracts with the designer and the constructor, which is precisely what design-build is intended to consolidate.

QUESTION 2

SINGLE CHOICE

Under DBIA's Code of Conduct, a designated design-build professional is evaluating whether to participate in a procurement where the owner's RFP requires the design-builder to also perform owner's representative services during construction. Which action best reflects DBIA ethical standards?

- ☐ **A** Decline to compete because the scope is non-traditional and likely outside the design-builder's expertise
- ☒ **B** Compete and disclose the dual-role conflict in the proposal so the owner can make an informed decision
- ☐ **C** Compete without comment, since owners routinely expand scope and the conflict is the owner's problem
- ☐ **D** Compete only if the design-builder agrees to waive liability for any construction defects

ANSWER B

WHY DBIA's Code of Conduct emphasizes transparency and disclosure of potential conflicts of interest. A design-builder that identifies a role conflict must bring it to the owner's attention during procurement so the owner can evaluate and decide knowingly. Silence or unilateral scope waivers do not satisfy the disclosure obligation.

QUESTION 3 SINGLE CHOICE

Which procurement approach is characteristic of best-practice design-build and is generally preferred for complex projects?

- ☐ A Sealed, price-only bids evaluated strictly on lowest cost
- ☒ B Best-value selection combining qualifications, approach, and price
- ☐ C Direct negotiation with a single pre-selected firm and no competing proposals
- ☐ D Award based solely on the highest technical score regardless of price

ANSWER B

WHY DBIA best practices promote best-value selection for design-build, particularly on complex projects, because it allows owners to weigh technical qualifications, proposed approach, schedule, and price together. Pure low-bid selection defeats the collaborative advantages of design-build, while purely technical or purely negotiated approaches lack appropriate competition.

QUESTION 4 MULTIPLE CHOICE

Which of the following provisions are characteristic of a DBIA-family design-build contract document? (Choose two.)

- ☒ A A single point of responsibility for both design and construction performance
- ☐ B A hold-harmless clause shifting all design error liability to the owner's consultants
- ☒ C A allocation matrix that assigns permitting, utility coordination, and differing site condition risk
- ☐ D A requirement that the owner pay for any design changes requested by the design-builder

ANSWER A - C

WHY DBIA's contract documents establish a single point of responsibility (Option A) and include explicit risk-allocation language — often organized as a matrix — covering permitting, differing site conditions, utility coordination, and similar issues (Option C). Shifting design error liability to the owner's consultants contradicts the single-point-of-responsibility principle, and owners are not required to pay for design changes the design-builder initiates on its own.

QUESTION 5 SINGLE CHOICE

During which design-build phase does the integrated project team typically begin formalization, including co-location of key team members, joint development of the project plan, and early alignment on design intent, schedule, and budget?

- ☐ A Procurement phase only, before any design work begins
- ☐ B Post-construction warranty review phase
- ☒ C Design-build team integration phase, beginning immediately after award and continuing into preliminary design
- ☐ D Closeout and turnover phase

ANSWER C

WHY DBIA describes a distinct team integration phase that begins right after award and continues into preliminary design. The purpose is to align the owner, designer, and builder around a common plan — schedule, budget, design intent, and decision protocols — before detailed design advances. Co-location and joint planning are hallmarks of this phase.

QUESTION 6 SINGLE CHOICE

In design-build, the use of open-book cost estimating with the owner during progressive design development is intended primarily to:

- ☐ A Allow the owner to redesign the project unilaterally between the design-builder and subcontractors
- ☒ B Provide transparency on cost drivers so the owner can make informed scope, quality, and budget trade-offs
- ☐ C Eliminate the need for a guaranteed maximum price
- ☐ D Shift design liability for cost overruns to the owner

ANSWER B

WHY Open-book estimating gives the owner visibility into the design-builder's pricing so that trade-offs among scope, quality, schedule, and budget can be made collaboratively while the design is still developing. It does not eliminate a GMP, give the owner redesign authority, or shift design liability to the owner.

QUESTION 7

MULTIPLE CHOICE

In a DBIA design-build arrangement, which of the following are appropriately retained as owner responsibilities rather than transferred to the design-builder? (Choose two.)

- ☒ **A** Programming the project's functional and operational requirements
- ☒ **B** Final acceptance of the completed facility
- ☐ **C** Detailed structural design calculations for the building
- ☐ **D** Day-to-day means and methods of construction

ANSWER A • B

WHY Under DBIA best practices, the owner retains responsibility for defining the project program/requirements (Option A) and for final acceptance of the work (Option B). Detailed structural design and means and methods are the design-builder's responsibility and should not be assigned to the owner.

QUESTION 8

SINGLE CHOICE

Which statement correctly distinguishes Progressive Design-Build (PDB) from traditional fixed-price design-build?

- ☒ **A** In PDB, the owner typically selects the design-builder on qualifications and then negotiates a guaranteed maximum price after schematic design is sufficiently developed
- ☐ **B** In PDB, the design-builder must submit a fixed lump-sum price in the proposal before any design is performed
- ☐ **C** In PDB, the owner hires the designer separately and the builder joins only after design is complete
- ☐ **D** In PDB, the contract price is set by competitive low bid before procurement concludes

ANSWER A

WHY Progressive Design-Build is a two-stage process. The owner usually selects the design-builder based on qualifications and approach (sometimes with a price factor), then the design-builder collaborates with the owner to develop the design to a point — typically schematic design — at which a price (often a GMP) can be negotiated. This contrasts with traditional fixed-price design-build, in which a price is committed earlier in procurement.

QUESTION 9

SINGLE CHOICE

In DBIA's risk allocation framework, which party typically bears the risk for unknown differing site conditions discovered after contract award on a typical design-build project?

- ☐ A Always the design-builder, with no exceptions
- ☐ B Always the owner, with no exceptions
- ☒ C Typically the owner, because the owner generally retains the site as it exists at award
- ☐ D Typically the design-builder's subcontractors, by flow-down from the design-builder

ANSWER C

WHY DBIA contract documents generally allocate unknown differing site conditions to the owner, since the owner effectively controls the site as it exists at the time of award. The design-builder assumes the risks it can manage and price — its design, its means and methods, and the work it performs — not unknown subsurface or site conditions.