

Project Delivery Methods

Each construction project is different, and the project delivery system (contract model) should be tailored to the requirements of that unique project and your organization. Selection of a delivery method is typically based upon how your organization operates, internal resources available and their level of expertise or knowledge, funding requirements, and overall schedule for delivery. Look inside to compare the different options and how schedules are affected by the project delivery method.



Let us make your job easier.™

| | Organization | Benefits | |
|---|--|--|---|
| Delivery Method | | | |
| CONSTRUCTION MANAGER AT RISK | OWNER ARCHITECT CONSTRUCTION MANAGER ENGINEER CONSULTANT SUB CONTRACTOR SUB CONTRACTOR | Integrated team concept engages all members and provides focus on quality, schedule, budget, and end product Construction Manager (CM) provides early input on estimating, scheduling, constructability, value planning, and logistics CM procures long-lead items during design to minimize supply chain challenges and maintain or compress schedule Facilitates fast-track project delivery Produces less change orders and schedule delays Guaranteed Maximum Price (GMP) provides full transparency and a guaranteed budget. Owner keeps all savings CM procures subcontractors and manages all risk Single source of accountability throughout construction Owner's level of involvement is up to them | Quali of lov Adds Estat Not a Typic |
| DESIGN-BUILD | OWNER DESIGN-BUILD FIRM ARCHITECT ENGINEER CONSULTANT | Single point of contact between design and construction Design and construction aligned with the Owner's goals Method proven to work for both simple and complex projects Owner is removed from any potential conflicts between the designer and builder Design-builder is responsible for Architect/Engineer (A/E) mistakes (omissions) Facilitates fast-track project delivery Fewer change orders due to integrated project delivery Early GMP facilitates alternative financing methods GMP guarantees Owner's budget | Own- perfe Typic Proje Less |
| GENERAL DESIGN-BID-BUILD | OWNER GENERAL CONTRACTOR ARCHITECT ENGINEER ENGINEER ENGINEER | Cost reporting is simplified to one lump sum price (bid) Design is totally complete before bidding Owner perceives competitive bid process achieves lowest price A/E stays on to serve as construction administrator | Does Owne Consileave Lump Deliver track Qual estal Pote |

Challenges

- lifications-based selection provides best value instead of appearance w upfront cost
- s another coordination point during design
- blished team rapport can aid in start-up and successful integration
- all GCs can provide CM services
- cally benefits more complicated projects

ner gives up some control over the project

- er needs to clearly define the project purpose and goals through ormance-based criteria during procurement (RFP)
- cally lends itself to more simplified projects under short timeframes
- ect risks are higher for more complex projects
- transparency

s not guarantee price; high risk of legal claims and change orders

- ner does not receive all savings that result during the project
- struction documents (design) are complete prior to bidding which es room for errors and cost escalations
- p sum bids can come in high because of lack of design knowledge
- very method is typically longest in duration and not suited to fastk scheduling
- lity is a risk if A/E and GC lack established working rapport and blished systems of checks and balances
- ential for adversarial relationships

Schedules



rileycon.com

