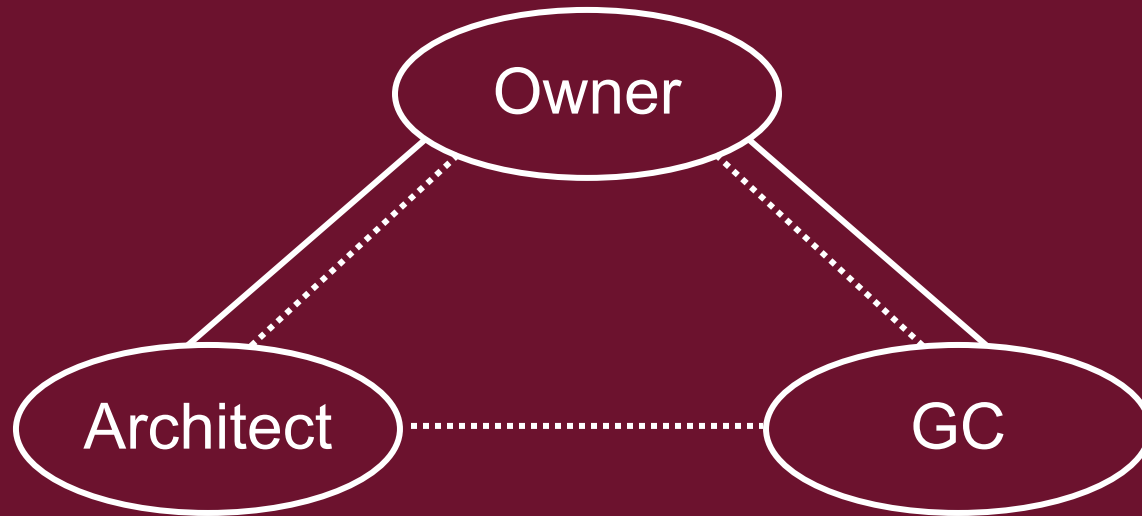


Project Delivery Methods

Project Delivery Methods

- Design-bid-build
 - Negotiated team
- Construction management
 - CM as Advisor, CM as Agent
 - CM as Constructor
- Design-build
 - Design-build as Developer
- Bridging

Design-Bid-Build



————— Contracts
..... Communication

Design-Build Knowledge Community

Design-Bid-Build

- Most common form of project delivery
 - Three phases, three prime players
 - Independent contracts between architect/owner and contractor/owner
 - Linear sequence of work
 - Common with public owners with requirements to select low bid

Source: AIA/CC Handbook on Project Delivery

Design-Bid-Build

- Negotiated team
 - Also called design-assist
 - Owner selects architect and contractor at project beginning
 - Fees are negotiated
 - Cooperative effort early

Source: AIA/CC Handbook on Project Delivery

Design-Bid-Build

- Process
 - Owner hires architect to prepare construction documents
 - Construction documents are used for construction bidding
 - Contractor is selected and cost commitments made
 - Owner hires contractor to build the project

Source: AIA/CC Handbook on Project Delivery

Design-Bid-Build

- Advantages
 - Widespread use
 - Familiarity among owners
 - Clear roles assigned to each party
 - Design complete prior to construction
 - Linear process

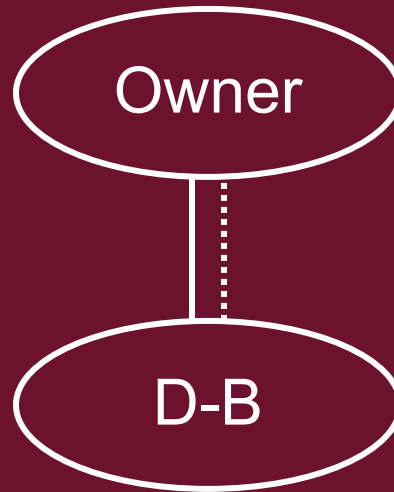
Source: AIA/CC Handbook on Project Delivery

Design-Bid-Build

- Disadvantages
 - Relatively lengthy process
 - Restricts optimal communication
 - Change orders and delay claims are more likely

Source: AIA/CC Handbook on Project Delivery

Design-Build



————— Contracts
..... Communication

Design-Build Knowledge Community

Design-Build

- Owner contracts with a single entity
 - Both design and construction services
 - Contractors more commonly head the team
 - Single point of responsibility
 - Not legal in all states
 - Two players

Source: AIA/CC Handbook on Project Delivery

Design-Build

- Design-build as developer
 - Also known as turn-key, or sale-lease-back
 - DB entity maintains and operates building to ensure all systems
 - DB entity takes on responsibility for real estate development
 - Characterized by legal transfer of title to real property

Source: AIA/CC Handbook on Project Delivery

Design-Build

- Process
 - Two step process: design and construction
 - Design is completed by architect
 - Construction is completed by contractor
 - Early cost commitment is made

Source: AIA/CC Handbook on Project Delivery

Design-Build

- Advantages
 - Single point of responsibility
 - Minimizes owner's risks
 - Reduces change orders
 - Minimal construction delays

Source: AIA/CC Handbook on Project Delivery

Design-Build

- Disadvantages
 - Complex delivery method
 - Lack of direct communication between owner/architect and owner/contractor
 - Potential for compromises in quality to meet budget

Source: AIA/CC Handbook on Project Delivery