

A photograph of several construction workers in a modern building under construction. They are wearing hard hats and high-visibility safety vests. The workers are standing in a large, open space with concrete walls and floors. There are some construction materials and equipment visible in the background. The lighting is bright, and the overall atmosphere is professional and focused.

BEYOND
EXPECTATIONS
SINCE 1921

DELIVERY METHODS
WHICH ONE IS RIGHT
FOR MY PROJECT?

SM WILSON

BEYOND THE BUILD®



There are many different Project Delivery Methods...

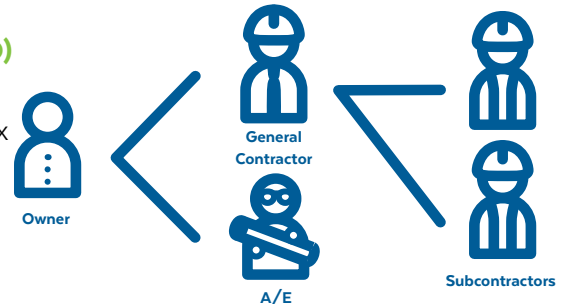
WHICH ONE IS RIGHT FOR OUR PROJECT?

1. WHAT ARE THE METHODS?
2. WHAT ARE OUR GOALS AND PROJECT CONSIDERATIONS?
3. WHAT ARE THE PROS & CONS OF EACH DELIVERY?

DELIVERY METHODS

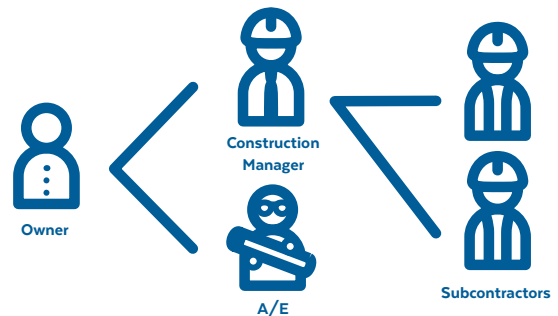
DESIGN BID BUILD (GENERAL CONTRACTING OR HARD BID)

In this traditional delivery, there are three sequential project phases: design, bid and construction. Typically for less complex projects. The contractor is selected on lowest cost based on 100% design.



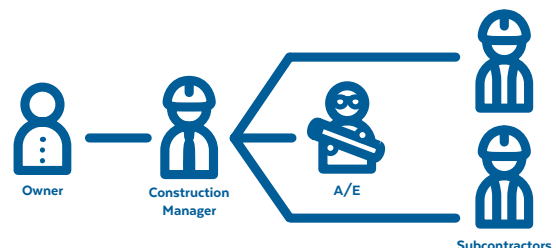
CONSTRUCTION MANAGER DELIVERY

The Construction Manager consults for both the design and construction phases of the building process and assists the Owner in arranging for and coordinating efforts with the Design Team. The Construction Manager provides a full range of Pre-Construction and Construction services including planning, estimating, constructability, budgeting, scheduling, safety, quality control, subcontractor management and onsite project oversight.



DESIGN/BUILD

The design/build method is streamlined and collaborative. In this delivery, the Owner manages one contract with a single point of responsibility, with the Architect and CM on the same team providing both design and construction services.



COMMON PROJECT GOALS

Considerations around project goals should factor into the selected delivery method. Some considerations for common project goals include the following.



COST

- First building cost vs. life-cycle cost
- Stipulations associated with funding
- Guarantee of costs



SCHEDULE

- Ability to accelerate schedule
- Scheduling around current operations
- How long it takes to order materials



QUALITY & SAFETY

- Full-time, on site supervision
- Amount of risk the Owner would like to manage
- Level of local & diverse participation

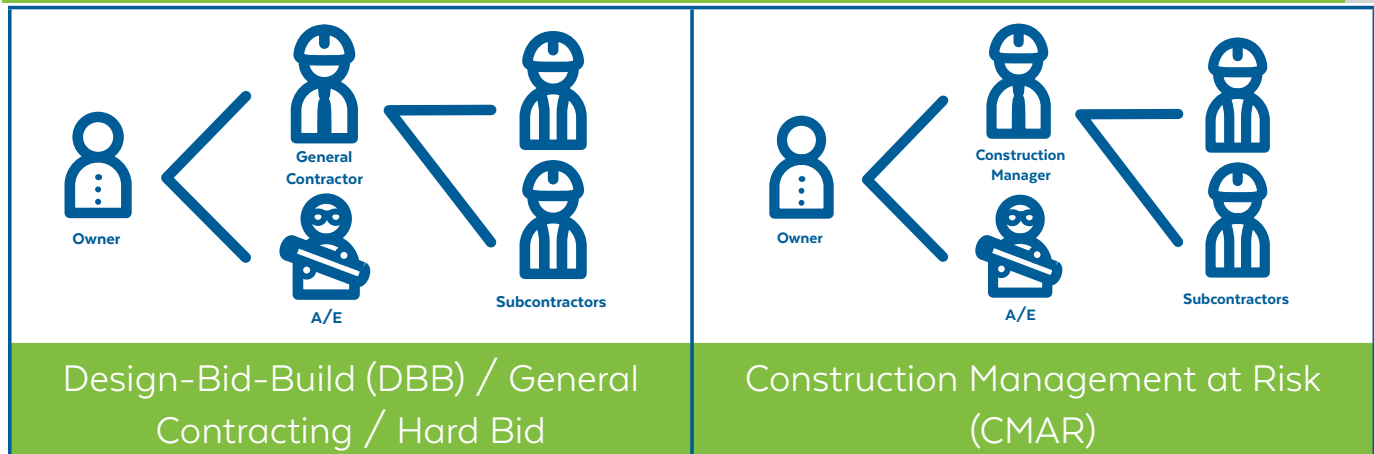


COLLABORATION & COMMUNICATION

- Level of collaboration during design
- Tolerance for change orders
- Early contractor and market involvement

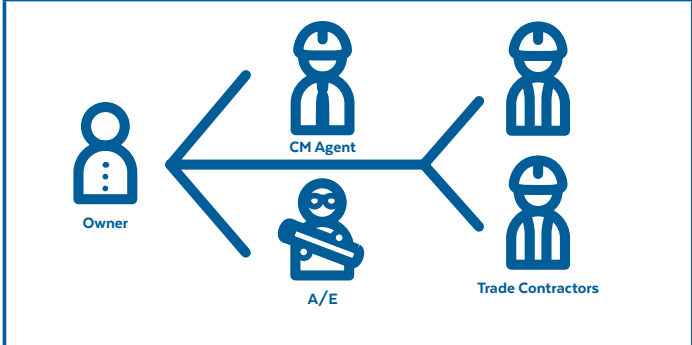


✓ DELIVERY METHODS COMPARISON

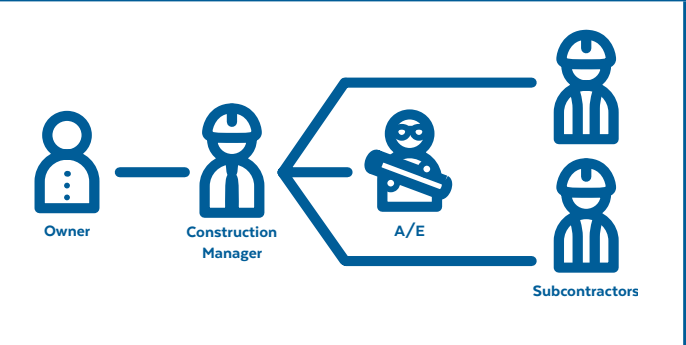


Pros +	Cons -	Pros +	Cons -
Fixed cost at bid time per documents	No constructability or risk management input from construction team	Early construction team involvement reduces risks, costs and schedules	Partnerships and open communication are needed to collaborative
Low bid mentality	Prone to change orders and cost growth	A Guaranteed Maximum Price (GMP) reduces need for change orders and allows for shared savings	Contingencies and allowances have to be established within the GMP - the early estimates have to be accurate and market checked
Works well with simple building programs	Longer delivery schedule (Design must be complete before construction)	Studies prove CMAR is a faster delivery - due to early packages	Requires Owner participation in decision making
	No early procurement or schedule compression	Long-lead items can be ordered ahead of time and the schedule can be accelerated	
	No Owner say on subcontractors	Subcontractors selected through a qualified bid process allowing for local and diverse participation	
	The lowest, qualified bid must be awarded	Qualifications-based selection with fee negotiation	
	The cost is not reviewable or open to the Owner - No transparency	Partnership and transparency-based with open book accounting	

✓ DELIVERY METHODS COMPARISON



Construction Manager as Agent (CMa)



Design-Build

Pros +	Cons -	Pros +	Cons -
Early construction team involvement reduces risks, costs and schedules	Partnerships and open communication are needed to collaborative	Single point of contact and one contract, reduces risk	Procurement laws for public entities have restrictions on project use
A budget can be established with allowances and contingencies managed by the CMa throughout construction	All trade contracts are held by the Owner, so a GMP cannot be established	A budget can be established with allowances and contingencies managed by the CM throughout construction	Public entities have to follow a three-phase procurement process and issue stipends to final competing teams
Can be delivered on a faster timeline with many packages		Historically, delivers the most streamlined and efficient delivery schedule	
Long-lead items can be ordered ahead of time and the schedule can be accelerated		Long-lead items can be ordered ahead of time and the schedule can be accelerated	
Subcontractors selected through a qualified bid process allowing for local and diverse participation	The Owner must hold all trade contracts and assume the risk for those contracts	Subcontractors selected through a qualified bid process allowing for local and diverse participation	
Qualifications-based selection with fee negotiation		Qualifications-based selection with fee negotiation	
Partnership and transparency-based with open book accounting		Can be open-book or lump sum	

DELIVERY METHOD SERVICES OFFERED

In-House Services Provided	General Contracting	Construction Management	Design/Build
Planning			✓
Design			✓
Consultation		✓	✓
Budget Development		✓	✓
Estimating		✓	✓
Guaranteed Maximum Price		✓	✓
Building Information Modeling (BIM)		✓	✓
Value Analysis		✓	✓
Constructibility Reviews		✓	✓
MEPFP Coordination		✓	✓
Life Cycle Analysis		✓	✓
Drawing & Document Review		✓	✓
Risk Analysis		✓	✓
Individual MBE/WBE bid packages		✓	✓
Sustainability & LEED Coordination	✓	✓	✓
Safety & Logistics Planning	✓	✓	✓
Project Scheduling	✓	✓	✓
Budget Monitoring	✓	✓	✓
Quality Control	✓	✓	✓
Safety Coordination	✓	✓	✓
Monthly Reports	✓	✓	✓
Commissioning	✓	✓	✓
Service & Warranty	✓	✓	✓