

Construction Services Delivery & Procurement Methods

December 2020



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Project Delivery

Project Delivery Options

- ✓ Design – Bid – Build
- ✓ Construction Manager – Advisor
- ✓ Construction Manager at Risk

Owner's Considerations

- ✓ Budget
- ✓ Design
- ✓ Schedule
- ✓ Community
- ✓ Risk assessment
- ✓ Owner's level of expertise



Team Alignment



How the customer explained it



How the project leader understood it



How the engineer designed it



How the programmer wrote it



How the sales executive described it



How the project was documented



What operations installed



How the customer was billed



How the helpdesk supported it

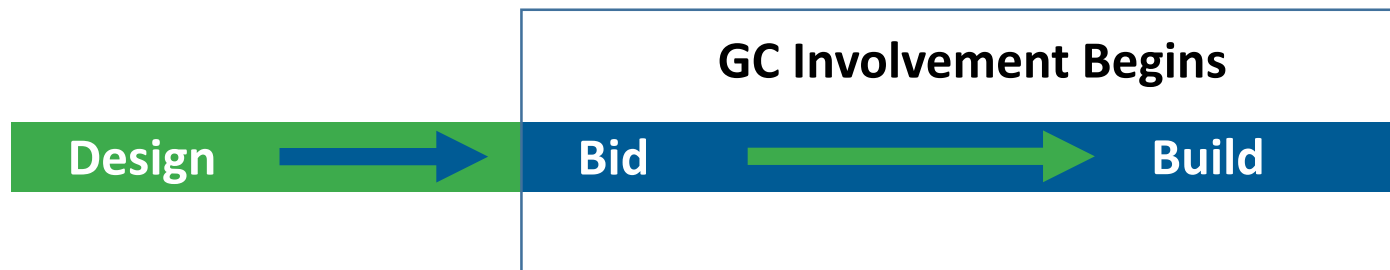
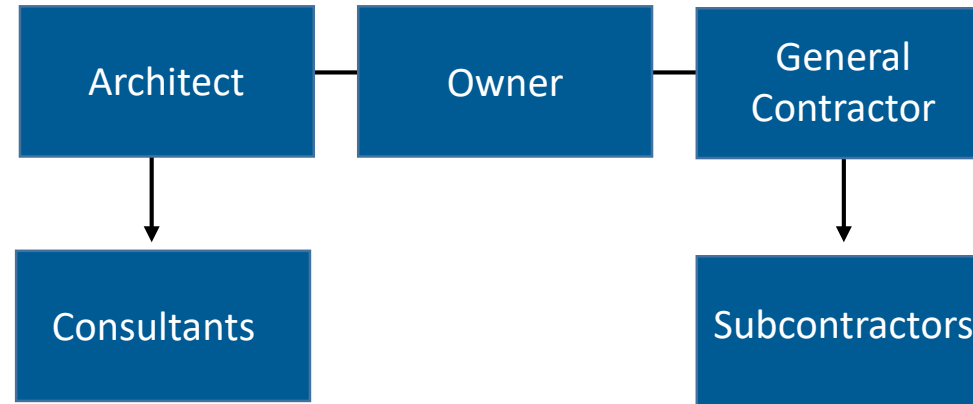


What the customer really needed

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Design/Bid/Build





Design-Bid-Build

Design/Preconstruction:

- A/E team responsible for cost estimating
- A/E team responsible for high level construction scheduling
- No input on constructability
- No early bid packages for long lead time items

Bidding:

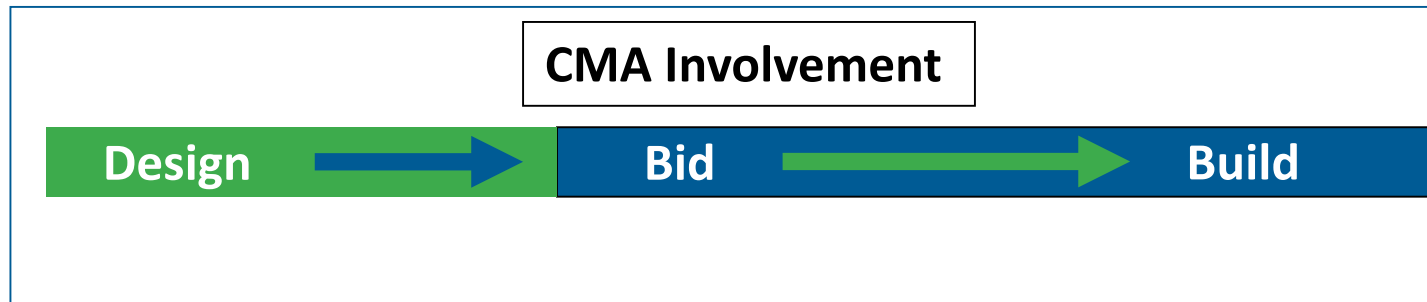
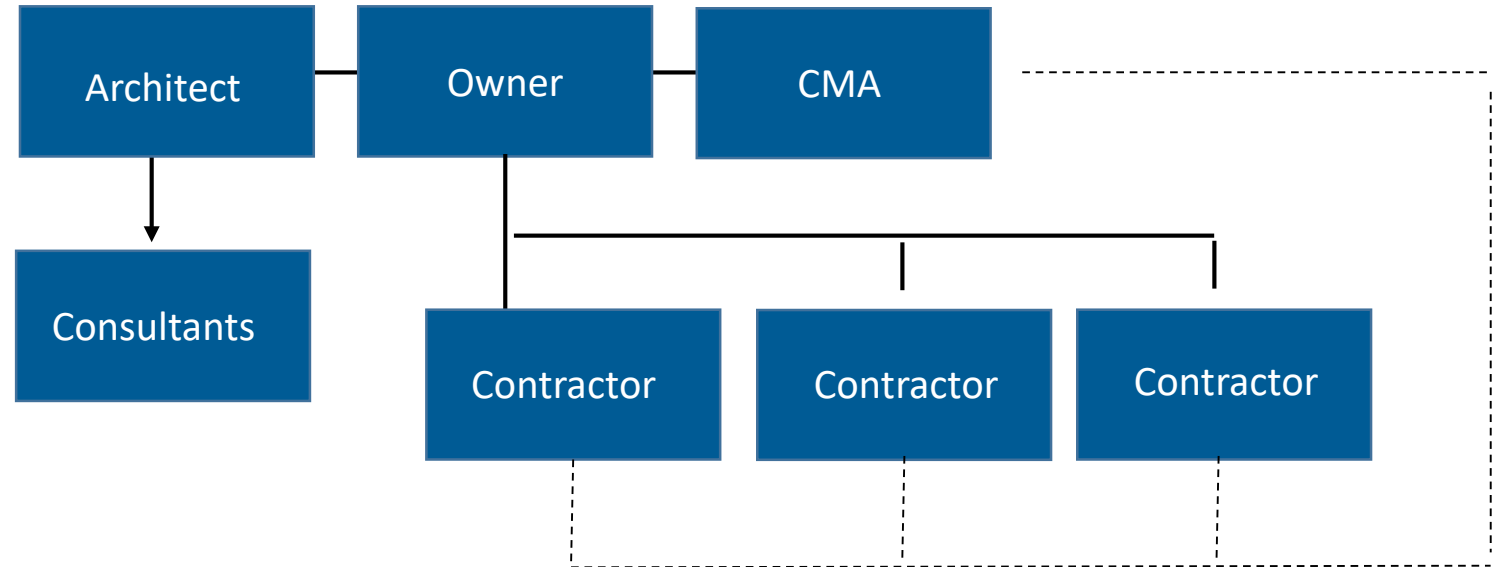
- Rely on unknown general contractors for expertise and scope coverage
- Low bid wins job
- Bond required of general contractor only
- Greater risk of being over budget

Construction:

- Closed book on financials
- Risk of more RFI's / change orders
- Potential quality control issues
- Potential schedule issues
- Potential subcontractor financial issues
- All savings stays with GC



Construction Manager Advisor



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Agency Construction Manager

Design / Preconstruction:

- CMA provides cost estimates
- CMA provides construction scheduling
- Constructability review and trade contractor coordination
- Opportunity for early bid packages of long lead time items

Bidding:

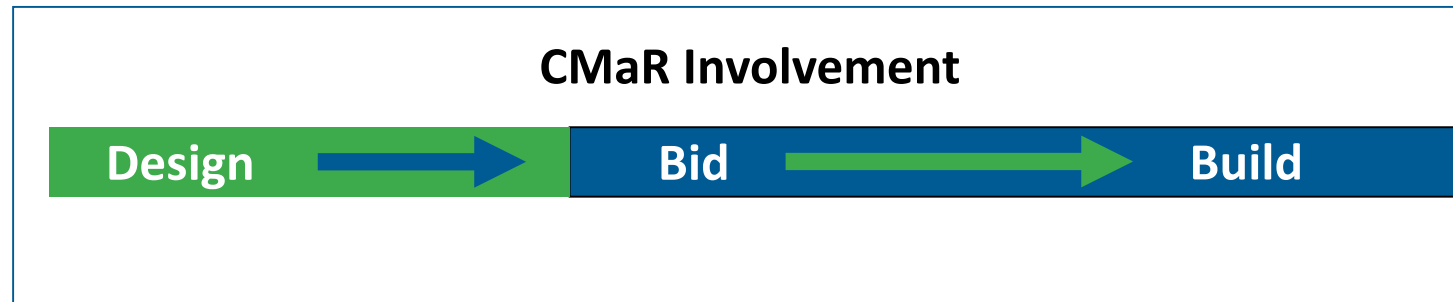
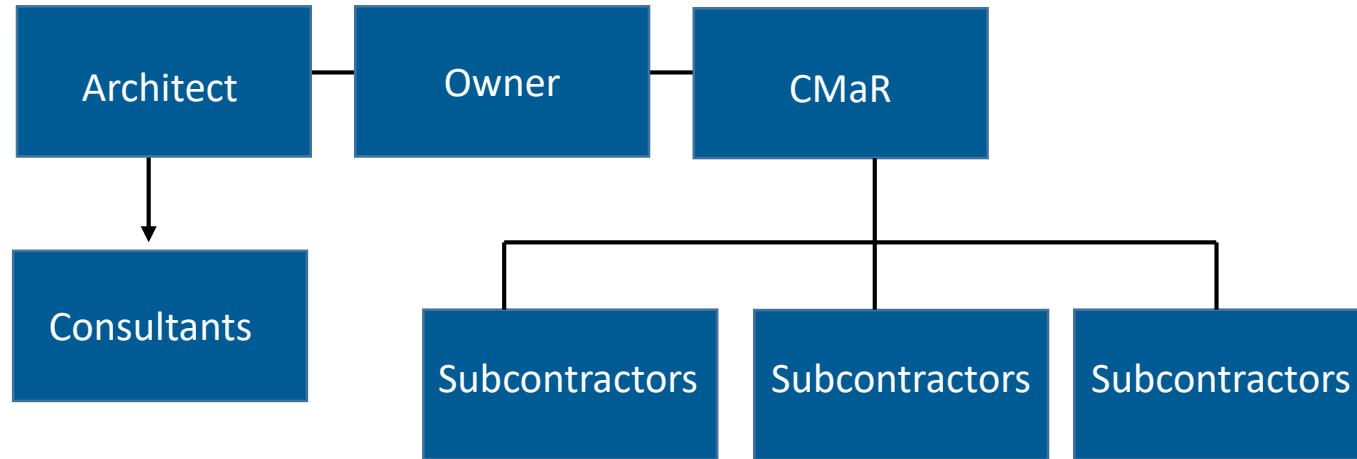
- CMA develops bid scopes
- CMA solicits trade contractor bid involvement
- Low bid trade contractors win jobs
- Bonds required by all trade contractors
- Slight risk of being over budget (final contract value not known until bid day)

Construction:

- Open book on financials
- Greater owner involvement/administration cost
- Fewer issues with quality control
- Less control of Schedule
- All savings returned to owner



Construction Manager at Risk



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Construction Manager at Risk

Design / Preconstruction:

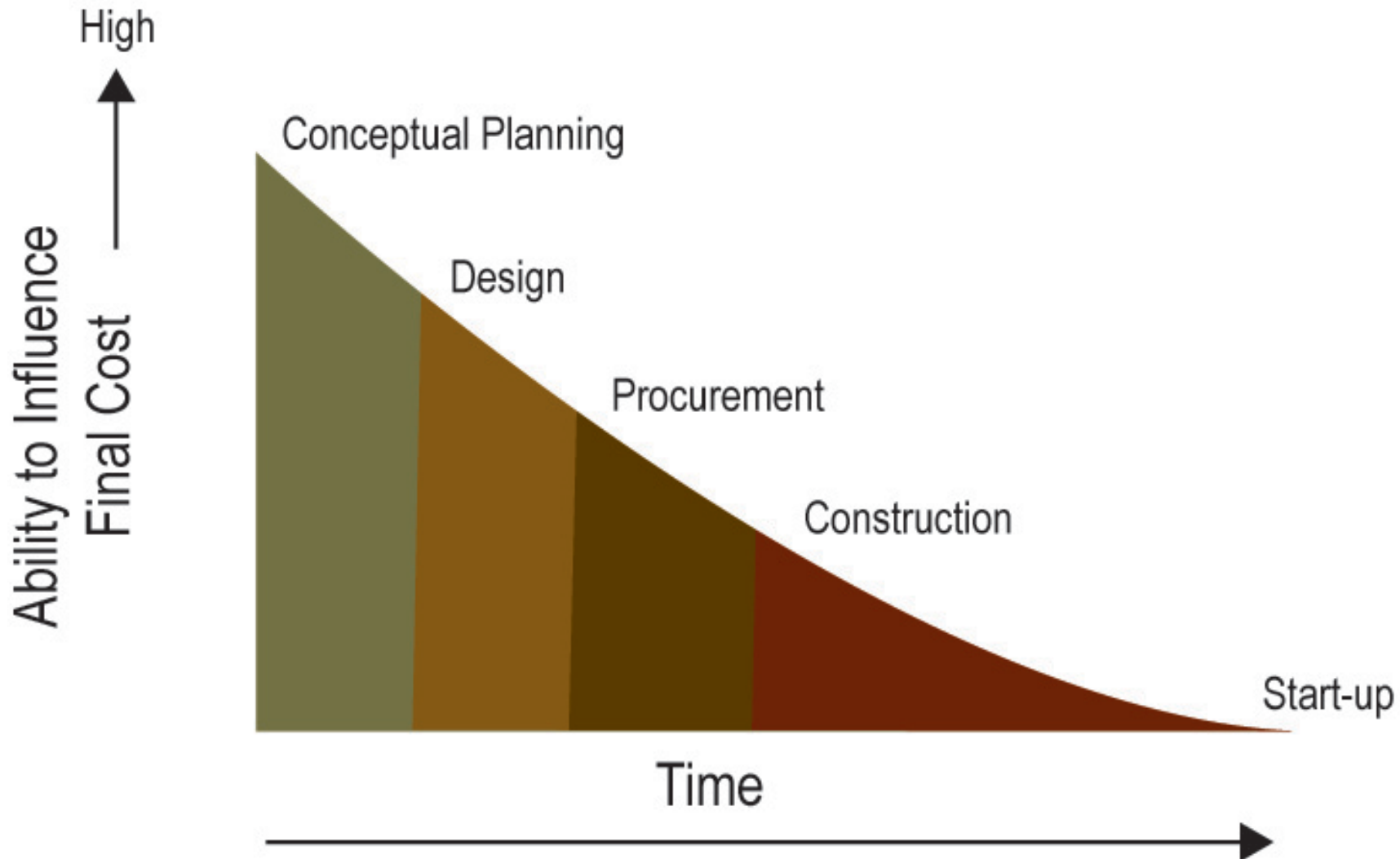
- CMaR provides cost estimates
- CMaR provides construction scheduling
- Constructability review/subcontractor
- Guaranteed maximum price set before design complete

Bidding:

- CMaR develops bid scopes
- CMaR solicits trade contractor bid involvement
- Prequalify all subcontractors
- Ability to select most qualified subcontractor
- No risk of being over budget

Construction:

- Open book on financials
- Single point responsibility
- Quality control not an issue
- Schedule maintained
- Savings returned to Owner



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Relationships founded on trust, experience and quality that are aligned with one another and understanding each others' goals, expectations and objectives will result in highest quality, professionally delivered and successful project for the end-user.



Questions?

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