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1/14/19.

MATRIX OF PROJECT DELIVERY METHODS		
Legislative Term	Request for Proposals / RFQ	Design/Build RFQ
Industry Term	Construction Management at Risk	Design/Build
Definition	<p>A method where an Architect/Engineer develops construction documents and the construction manager serves as the general contractor providing pre-construction and construction services. The Construction Manager at Risk provides design phase consultation in evaluating costs, schedule, implications of alternative designs, systems and materials during design and serves as a single point of responsibility contracting directly with the subcontractors during construction.</p>	<p>A method where a single entity is contracted to provide both design and construction. The Design/Build team consists of contractor, architect and engineer. The Design/Builder contracts directly with the subcontractors and is responsible for delivery of the project. Selection is based on the proposal offering the best value to the Governmental Entity.</p>
Pros	<ul style="list-style-type: none"> • Selection flexibility • Design phase assistance • Single point of responsibility for construction • Team concept • Faster schedule delivery • Change flexibility 	<ul style="list-style-type: none"> • Selection flexibility • Single point of responsibility for design and construction • Faster schedule delivery • Team concept
Cons	<ul style="list-style-type: none"> • Adversarial relationship reduced • Difficult for Governmental Entity to evaluate GMP 	<ul style="list-style-type: none"> • Loss of check and balance • More difficult for Governmental Entity to manage • Potential adversarial relationship between Governmental Entity and Design/Builder
Best Suited	Larger new or renovation projects that are schedule sensitive, difficult to define, or subject to change.	New or renovation projects that are schedule sensitive.
Least Suited	Smaller projects	Projects that are difficult to define, and are less schedule sensitive.