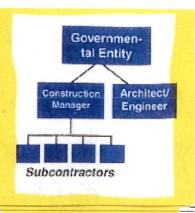
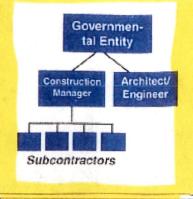
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Legislative Term

MATRIX OF

PROJECT

DELIVERY

METHODS

Request for Proposals

Design/Build

Governmental

Entity

Design

Builder

Subcontractors

Industry Term

Construction Management at Risk

Design/Build

RFQ

Definition

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.

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.

Pros

- Selection flexibility
- Design phase assistance
- Single point of responsibility for construction
- Team concept
- Faster schedule delivery
- Change flexibility

- Selection flexibility
- Single point of responsifor design and construction
- Faster schedule delivery
- Team concept

Cons

- Adversarial relationship reduced
- Difficult for Governmental Entity to evaluate GMP
- 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.