

Construction Project Delivery Methods

Project Delivery Methods = method to complete construction project

Types

- 1) Design-Bid-Build
- 2) Design-Build
- 3) Construction Manager At Risk
- 4) Integrated Project Delivery (“IPD”)
- 5) Public Private Partnership (“P3”)

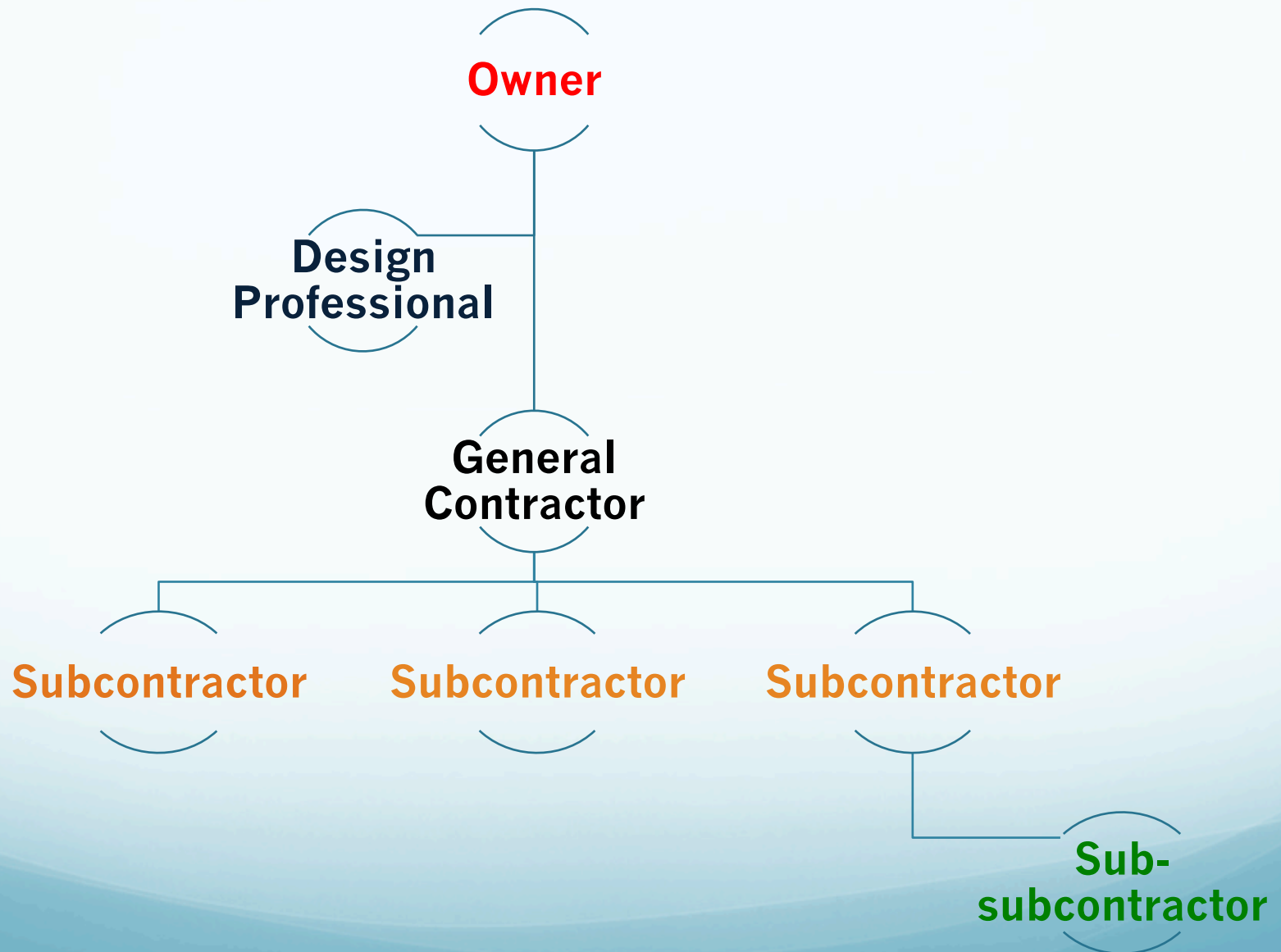
(1) Design-Bid-Build

Design phase

Procurement / bidding phase

Construction phase

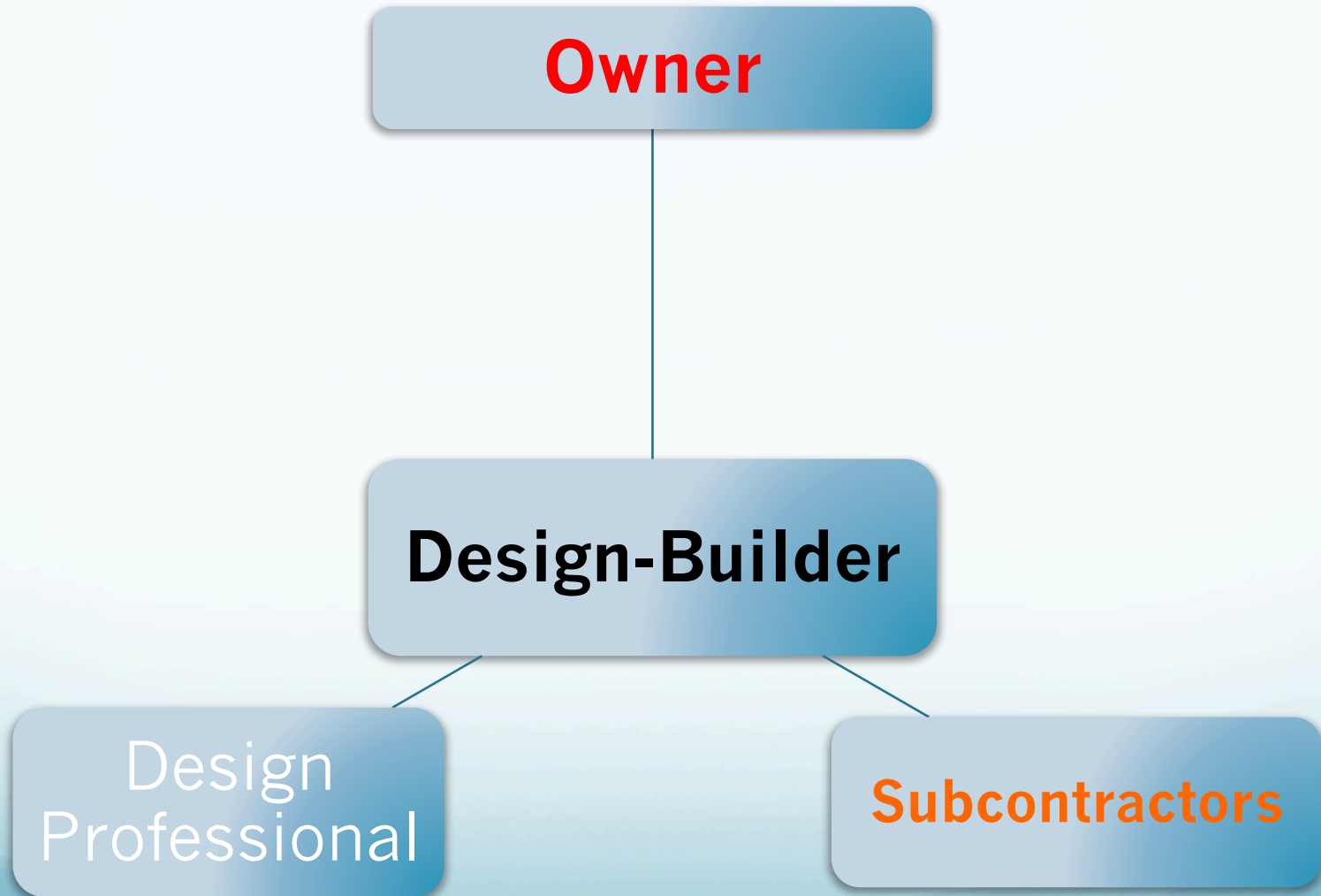
(1) Design-Bid-Build



(2) Design-Build

- There is single point of responsibility as design and construction are under the same umbrella by the design-builder
- Design-builder is typically general contractor that hires design professional and subcontractors

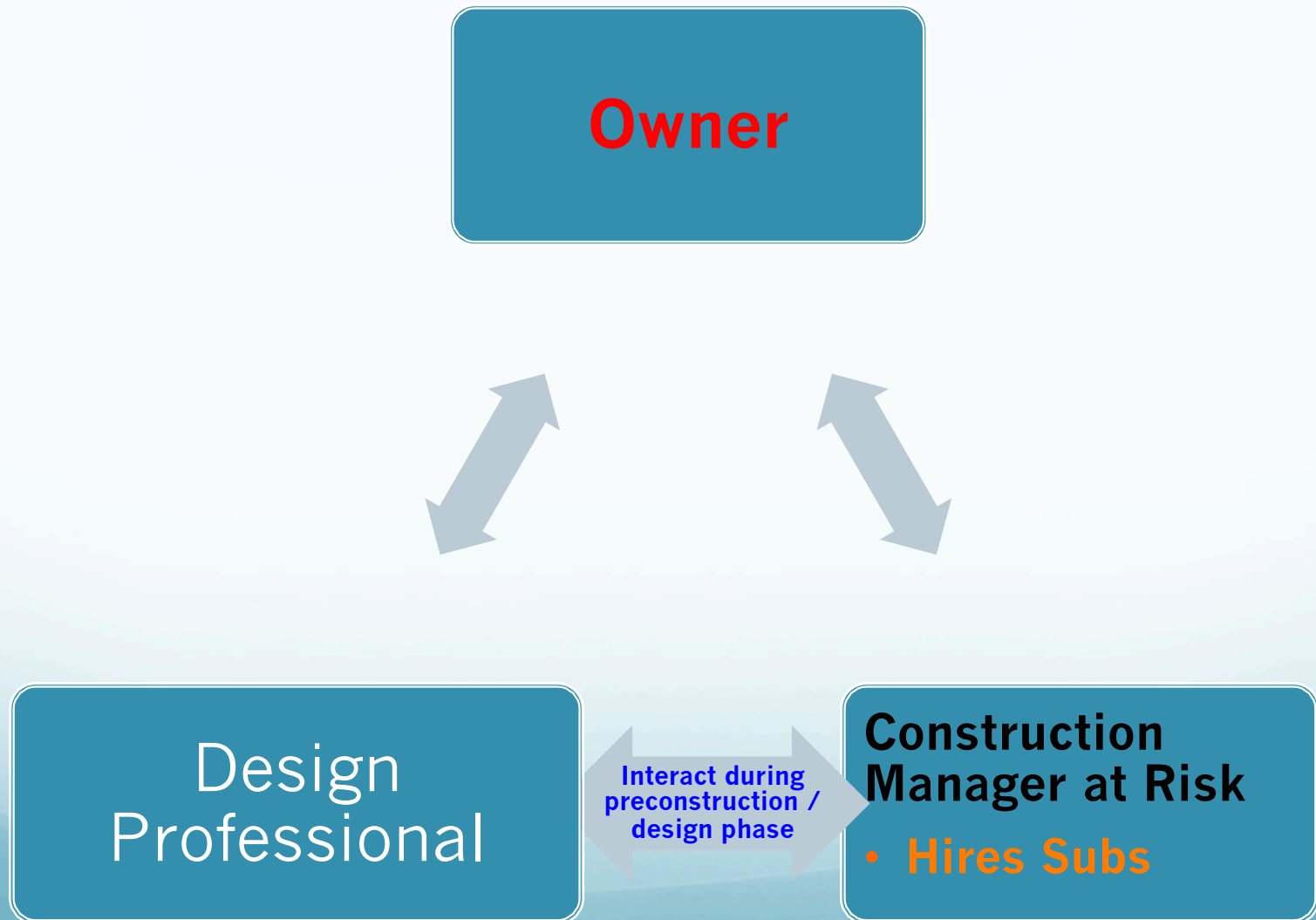
(2) Design-Build



(3) Construction Manager At Risk

- Construction manager has active role preconstruction / during design phase interacting with owner and design professional to assist in getting design of the project within owner's budget
- Typically utilized with cost-plus contract (with a GMP)
- Construction manager also serves as the general contractor

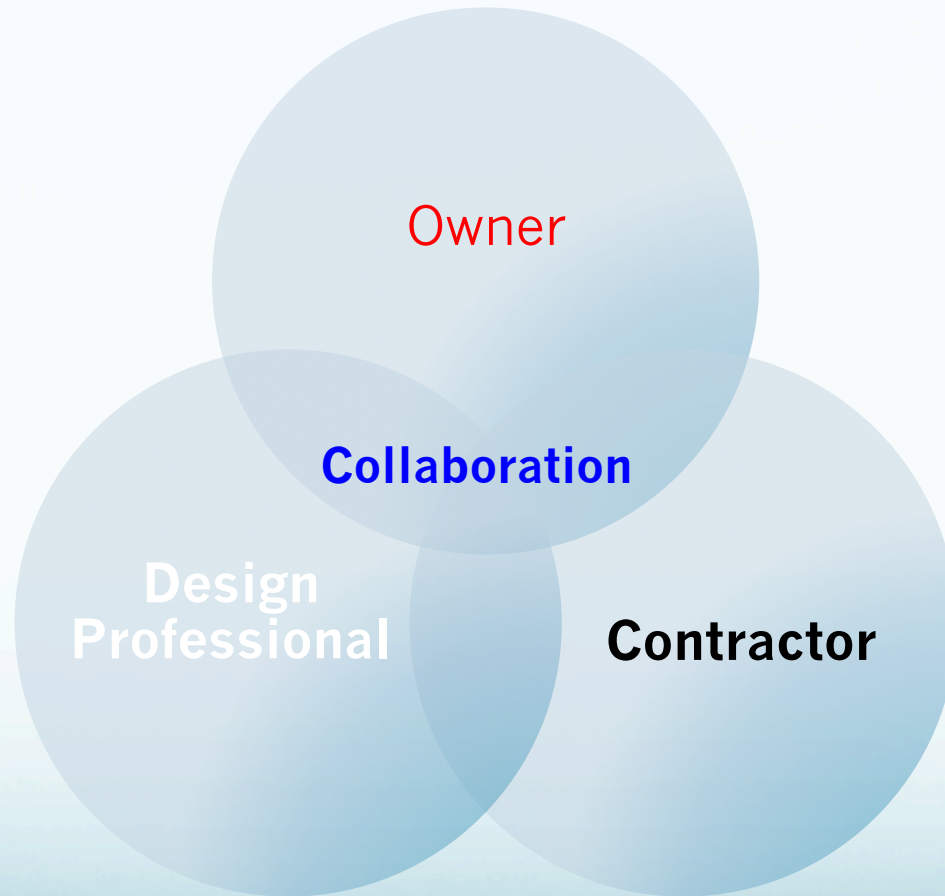
(3) Construction Manager At Risk



(4) Integrated Project Delivery ("IPD")

- Involves collaboration amongst owner, design professional, and contractor from project's inception
- An integrated "project team" is created to align owner, contractor, and design professional's interests
- Building Information Modeling ("BIM") is typically utilized as collaborative software
- The integrated project delivery relationship is generally created through multi-party contractual agreement and/or formation of single purpose entity

(4) Integrated Project Delivery ("IPD")



(5) Public Private Partnership ("P3")

- Partnership between public entity and private entity to deliver public project (such as infrastructure project or service)
- Private entity / consortium finances (and, potentially operates and maintains) public project in consideration for revenue (or sharing in revenue) completed project will generate for "x" number of years
- Private entity and public entity enter into contract that highlights funding, operation, ownership, maintenance, risks, revenue allocation, etc.