



CONSTRUCTION

DELIVERY METHODS

CHOOSING THE RIGHT PATH FOR YOUR PROJECT

**STAR
WARS**

THE
**LORD
OF THE
RINGS**

The 
Godfather

BACK TO THE FUTURE

Delivery Method: Part 1

DESIGN-BID-BUILD

BACK TO THE FUTURE II

Delivery Method: Part 2

**CONSTRUCTION
MANAGER**

BACK TO THE FUTURE III

Delivery Method: Part 3

**JOB ORDER
CONTRACTING**



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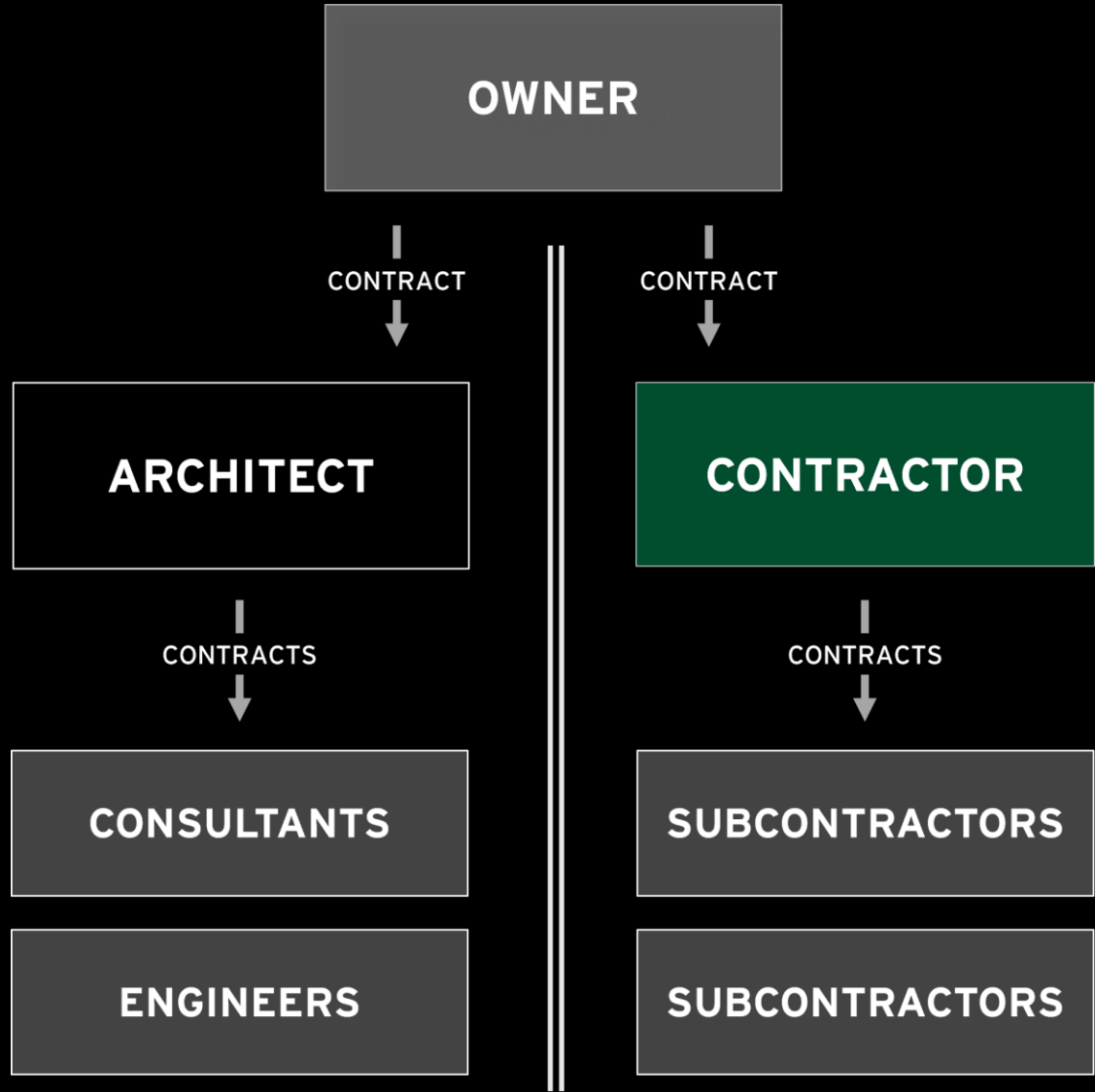
**HOW DO WE GET THIS PROJECT
DONE?**

Delivery Methods Affect:
CONTRACTUAL RELATIONSHIP
CONTRACTOR INVOLVEMENT

Construction Delivery Methods

WHAT'S THE DIFFERENCE?





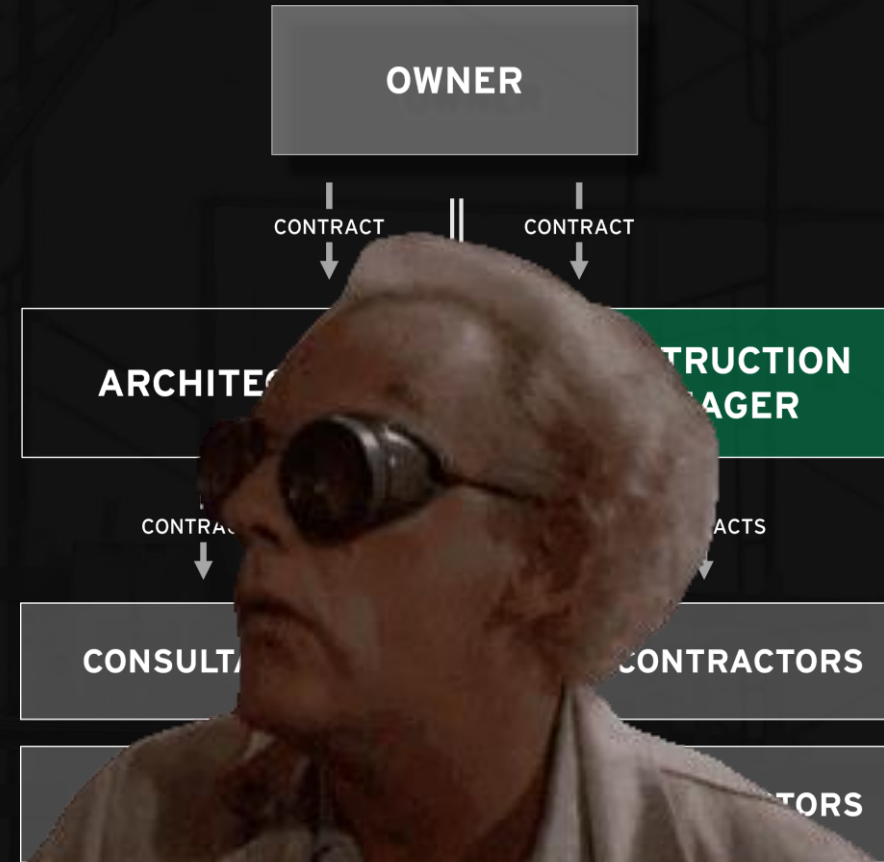
DESIGN-BID-BUILD

PROS:

- Commonplace and widely understood

CONS:

- **Little control** over contractor selection
- **No contractor input** during design
- Increase exposure to **Change Orders**
- Less opportunity for Value Engineering

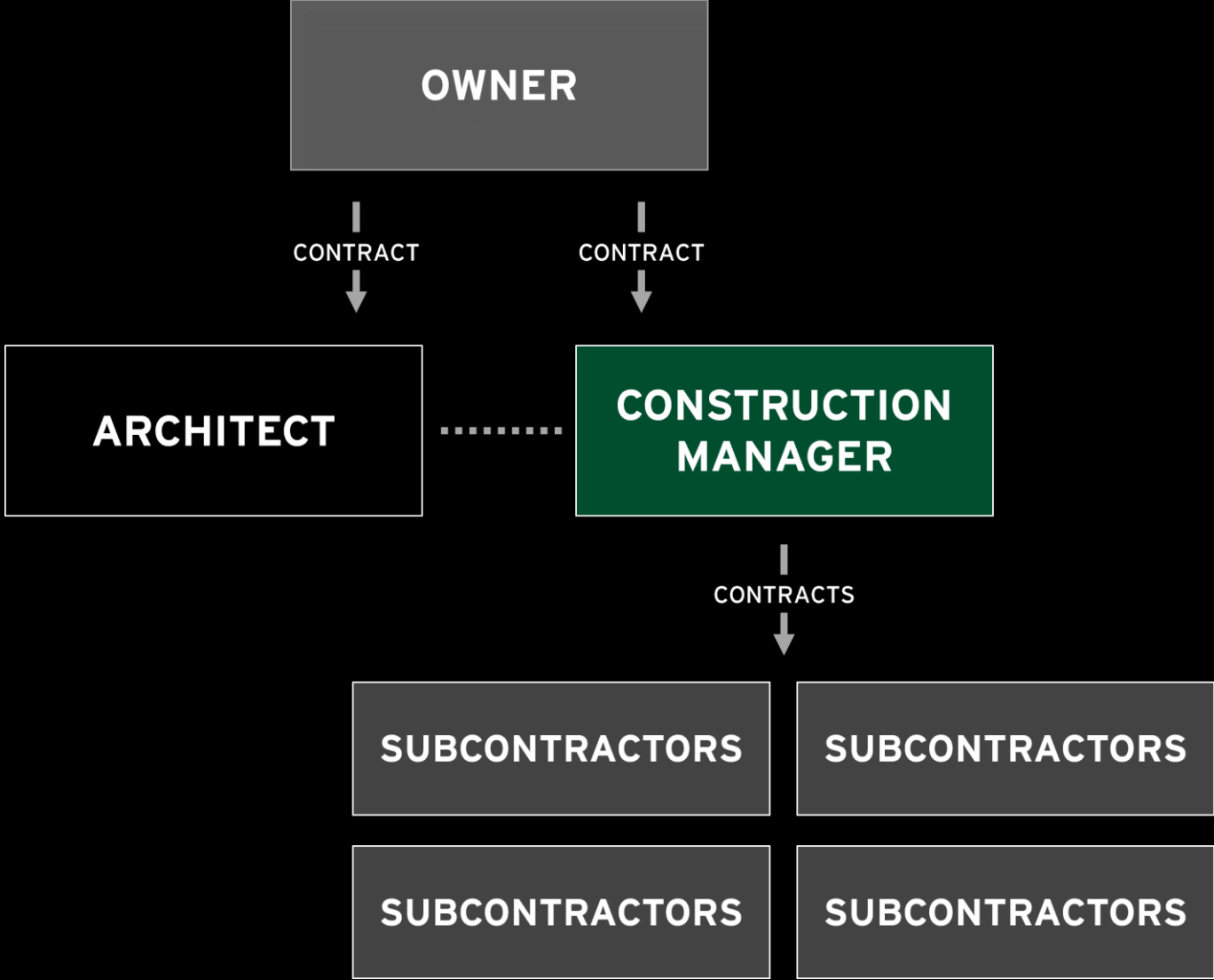




DESIGN-BID-BUILD

Illinois Central College Health Careers Center





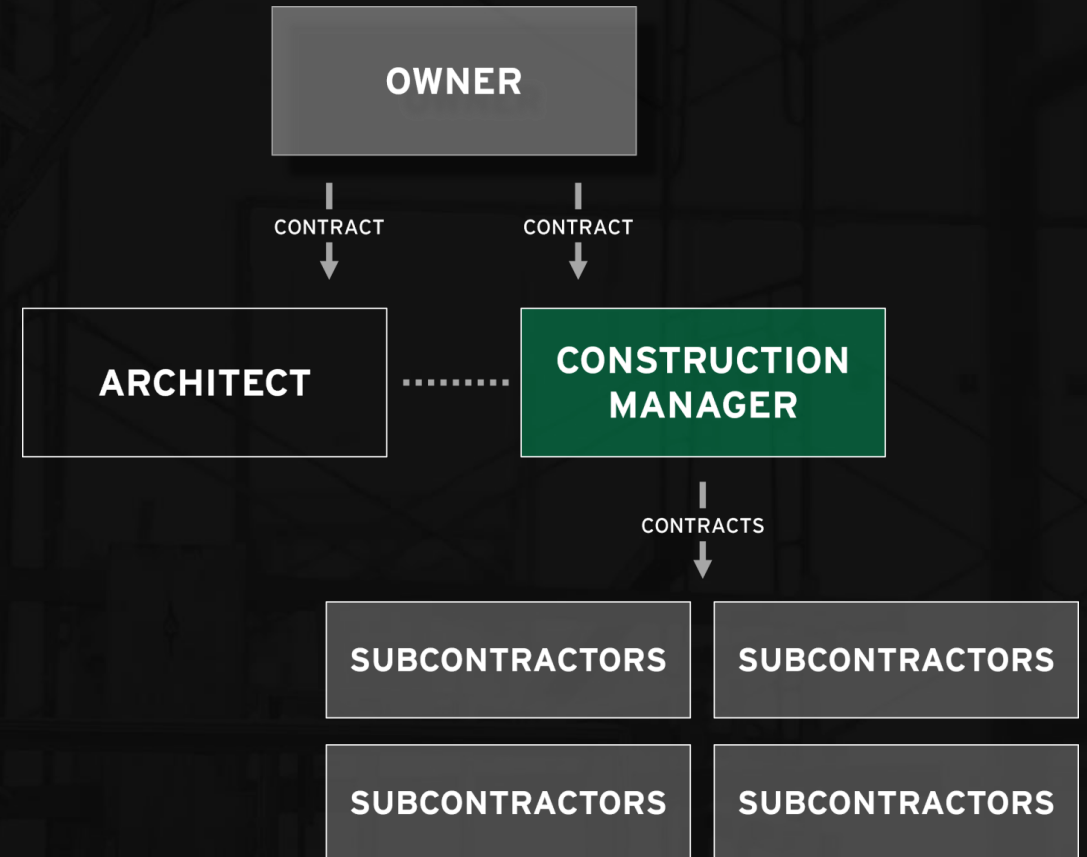
CONSTRUCTION MANAGER

PROS:

- Allows for qualification-based selection of the contractor
- **Relationship** based, increased collaboration
- Provides **Guaranteed Maximum Price** and Schedule
- **Open-book** accounting
- CM carries the subcontracts, removing risk for the Owner
- Provides best value for owner through collaboration

CONS:

- Procurement statutes not clearly defined



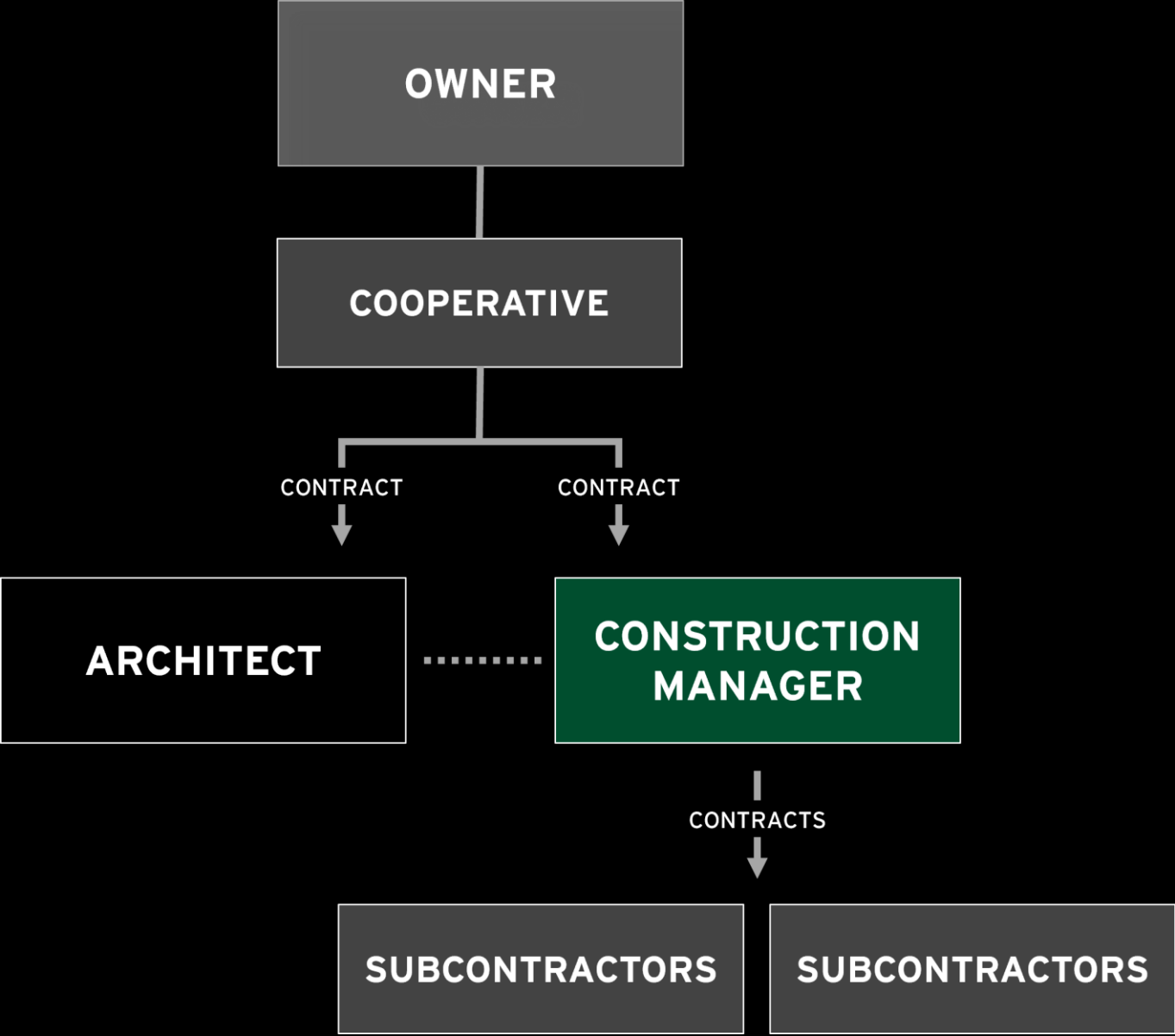


MILLIKIN
UNIVERSITY®

CONSTRUCTION MANAGER

MILLIKIN UNIVERSITY CENTER FOR THEATRE AND DANCE





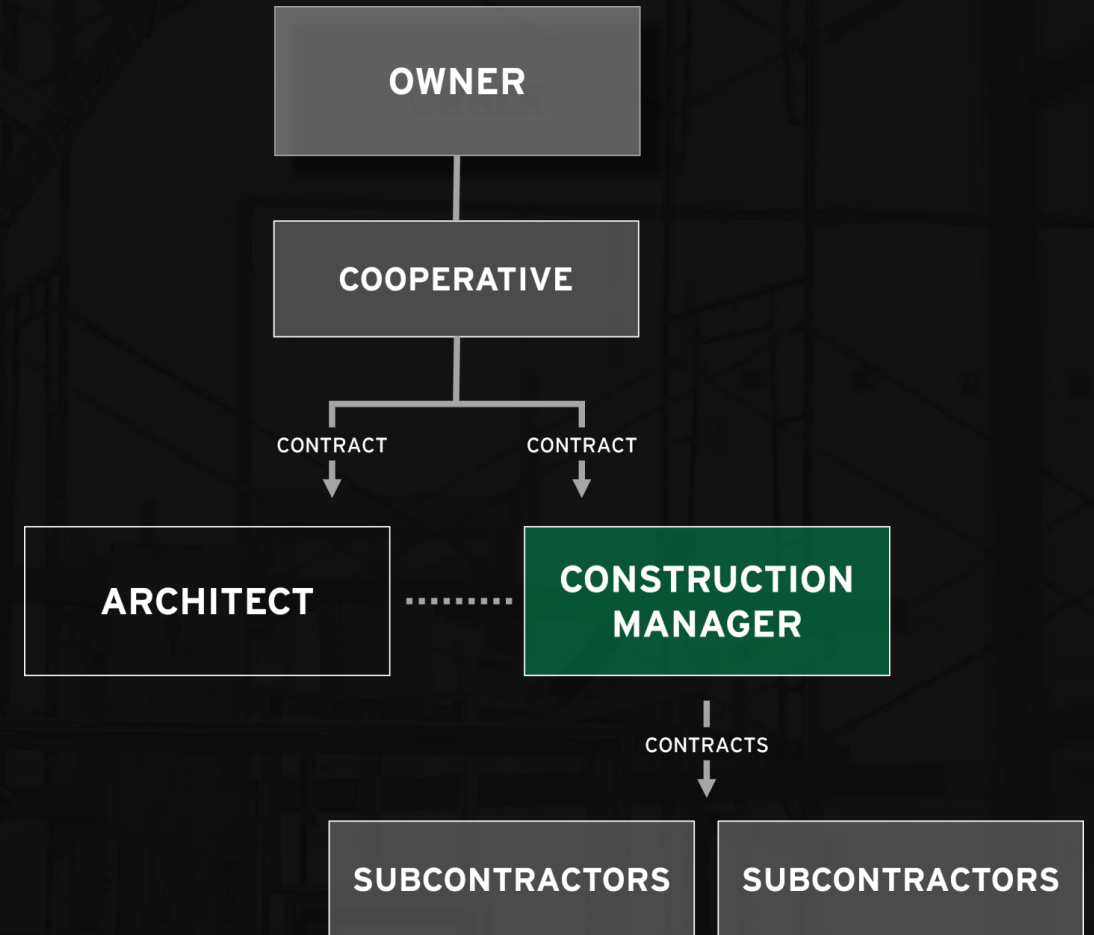
JOB ORDER CONTRACTING

PROS:

- Shorter project delivery times
- Simple procurement process
- Faster project start
- Increased transparency
- Provides best value for owner through collaboration
- IL BEP certified contractor partnership goals

CONS:

- May not be ideal for larger projects
- Process may not be widely understood



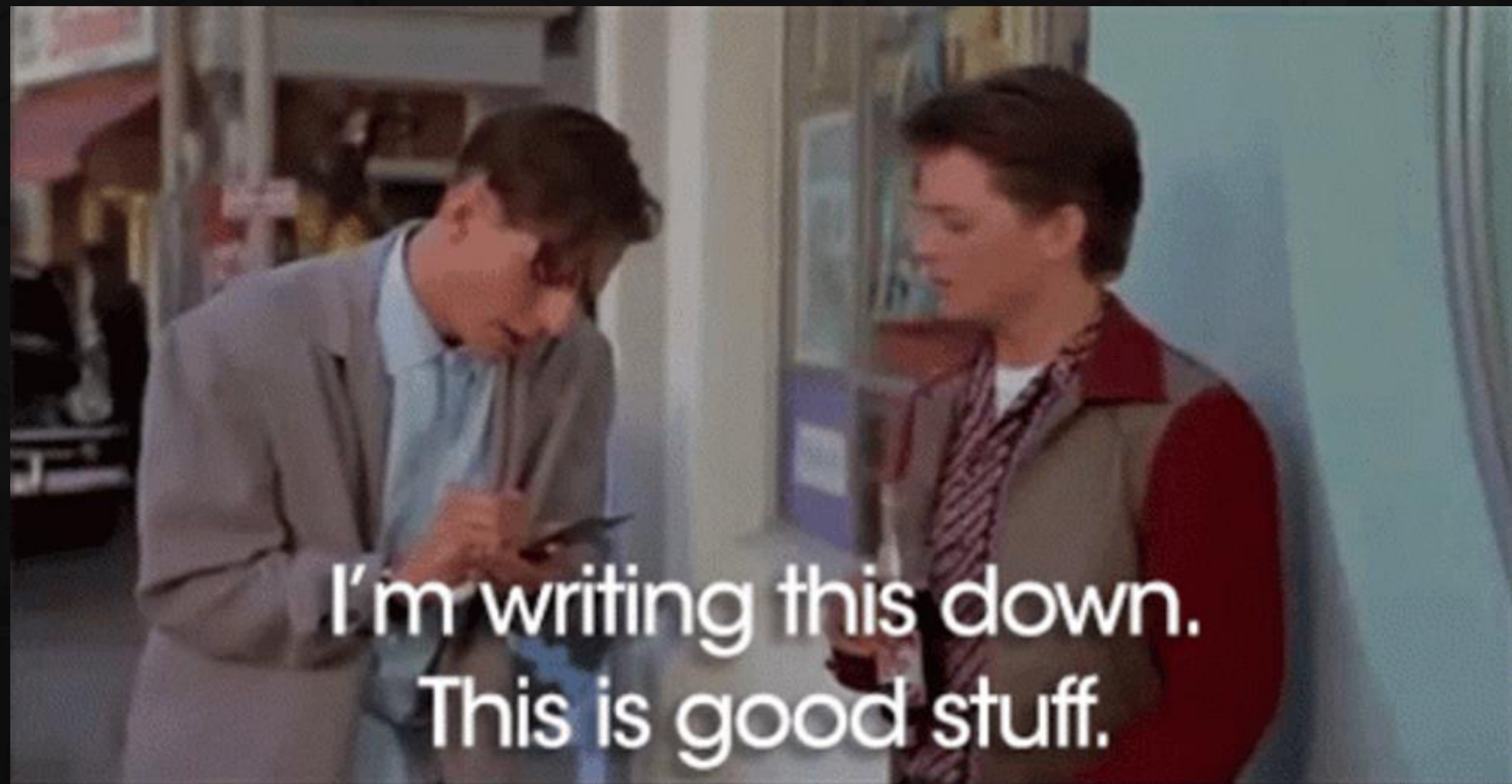


Northern Illinois
University

JOB ORDER CONTRACTING

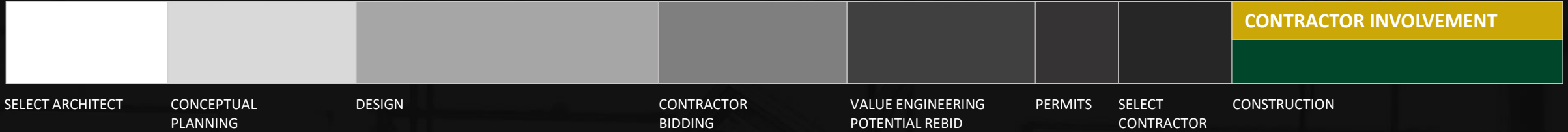
NORTHERN ILLINOIS UNIVERSITY NURSING RELOCATION



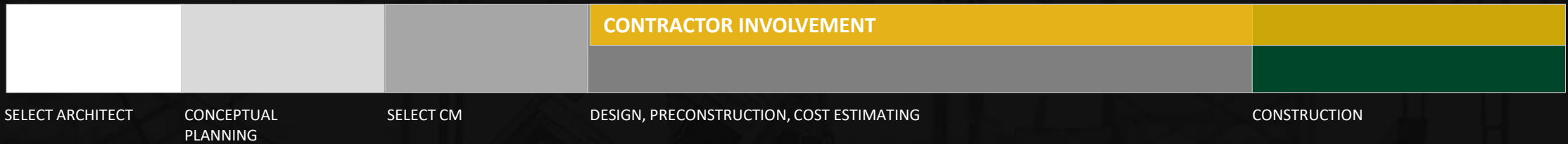


I'm writing this down.
This is good stuff.

DESIGN-BID-BUILD



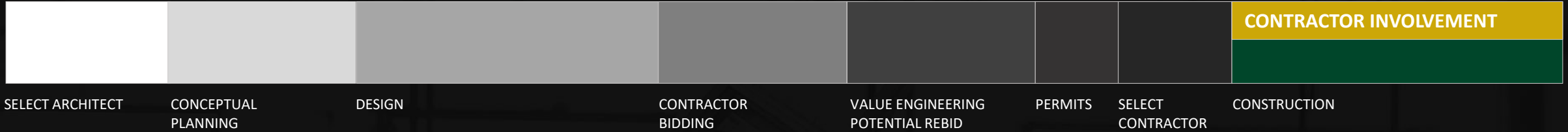
CONSTRUCTION MANAGER



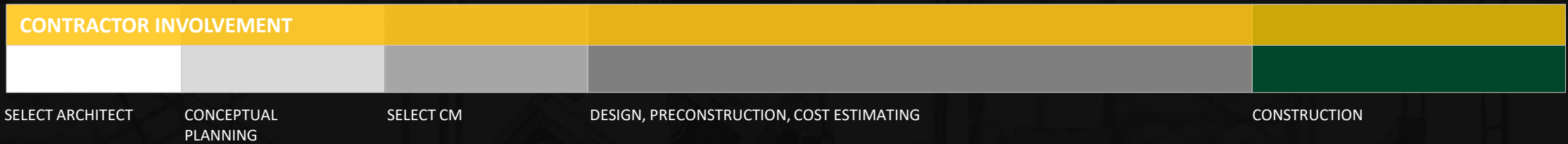
JOB ORDER CONTRACTING



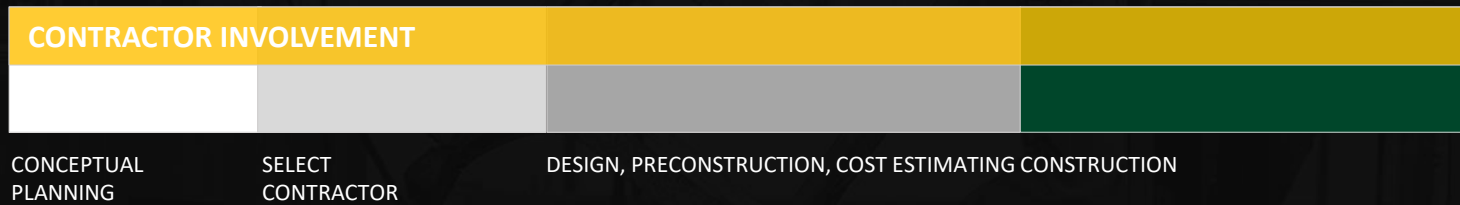
DESIGN-BID-BUILD



CONSTRUCTION MANAGER



JOB ORDER CONTRACTING



Construction Delivery Methods

WHAT'S NEXT?



OWNER

CONTRACT

Delivery Method: Part 4

CONTRACTOR + ARCHITECT
(Design-Build Entity)

CONTRACT

SUB

SUB

SUB

SUB

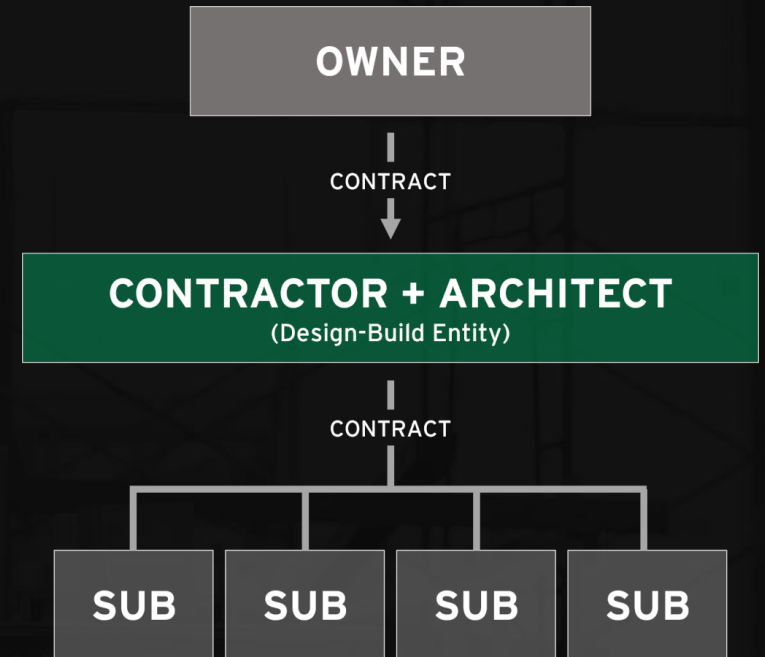
DESIGN-BUILD

PROS:

- Owner holds one contract
- **Team approach** to building and design
- Provides **Guaranteed Maximum Price** and Schedule

CONS:

- Less checks-and-balances between Owner, Architect, and Contractor
- Owner has less control over subcontractor selection



Construction Delivery Methods

LET'S REVIEW!

DESIGN-BID-BUILD

Low Bid Selection
No Contractor Involvement Through Design
Exposure to Change Orders

CONSTRUCTION MANAGER

Qualifications Based Selection
Collaborative Project Approach
Complete Transparency

JOB ORDER CONTRACTING

Qualification Based Selection
Fast Project Delivery Time
Complete Transparency

CONSTRUCTION

DELIVERY METHODS

