CHOOSING THE RIGHT PATH FOR YOUR PROJECT
STAR WARS

THE LORD OF THE RINGS

THE GODFATHER
Delivery Method: Part 1

**DESIGN-BID-BUILD**

Delivery Method: Part 2

**CONSTRUCTION MANAGER**

Delivery Method: Part 3

**JOB ORDER CONTRACTING**
STEVE PAUL
Director of Job Order Contracting
stevepaul@coreconstruction.com
(219) 742-5825

CALEB WYSS
Director of PreConstruction
calebwyss@coreconstruction.com
(309) 678-5684
WHAT ARE DELIVERY METHODS?

A project delivery method is a system used by an agency or owner for organizing and financing design, construction, operations, and maintenance services for a structure or facility by entering into legal agreements with one or more entities or parties.

HOW DO WE GET THIS PROJECT DONE?
WHY IS CHOOSING THE RIGHT METHOD IMPORTANT?

The Delivery Method establishes when parties become engaged; it influences the choices of contractual relationships; and it influences ownership and impact of changes and modification of project costs.

Delivery Methods Affect:

- Contractual Relationship
- Contractor Involvement
Construction Delivery Methods

WHAT’S THE DIFFERENCE?
DESIGN - BID - BUILD (Commonly known as Hard Bid)

Delivery Method: Part 1

[Diagram]

- Owner
  - Architect
    - Contracts
      - Consultants
      - Engineers
  - Contractor
    - Contracts
      - Subcontractors
      - Subcontractors
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
Illinois Central College Health Careers Center

DESIGN-BID-BUILD

Illinois Central College Health Careers Center
CONSTRUCTION MANAGER

Delivery Method: Part 2
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
CONSTRUCTION MANAGER

MILLIKIN UNIVERSITY CENTER FOR THEATRE AND DANCE
JOB ORDER CONTRACTING

Delivery Method: Part 3

OWNER

COOPERATIVE

ARCHITECT

CONSTRUCTION MANAGER

CONTRACTS

SUBCONTRACTORS

SUBCONTRACTORS
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
I’m writing this down. This is good stuff.
Construction Delivery Methods

WHAT’S NEXT?
Delivery Method: Part 4

OWNER

CONTRACT

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!

<table>
<thead>
<tr>
<th>Method</th>
<th>Description</th>
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| **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 |