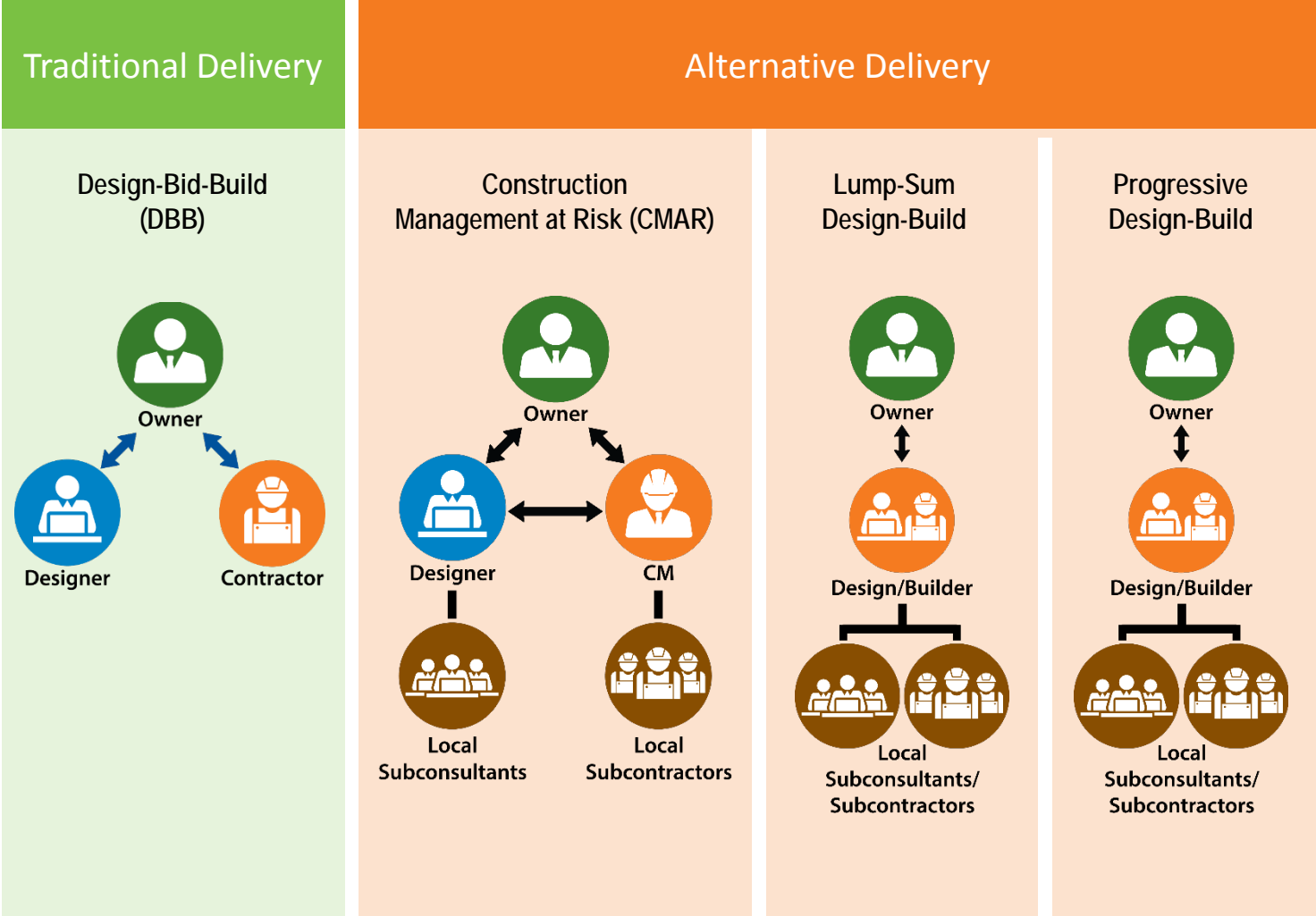




Alternative Delivery » **Building Better Designs**

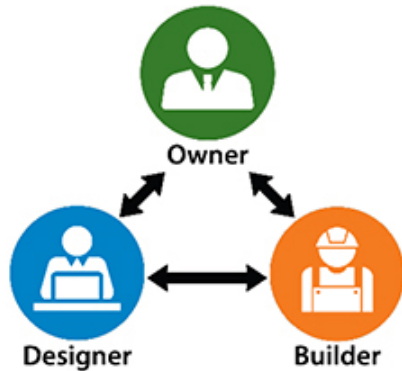
**Optimizing Your Delivery Method:
*Let Your Project Goals Be Your Guide***

Your options for delivery



	Design-Bid-Build	CMAR	Lump Sum D-B	Progressive D-B
Innovation				
Budget Control				
Transparency				
Schedule				
Design Approval				
Minimal Disputes				

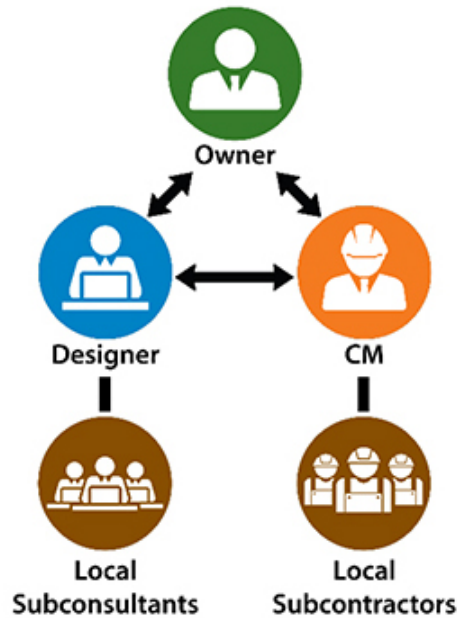
Every delivery method has relative strengths and weaknesses.



Design-Bid-Build

- Most common and familiar approach
- Design, procurement and construction in separate phases
- **PROS:** Clear requirements; familiarity to all parties; pre-bid design approval; contractors compete on price
- **CONS:** Little opportunity to optimize cost/schedule; limited transparency and innovation; increased potential for change orders, claims & disputes; limited owner input into equipment and subcontractors

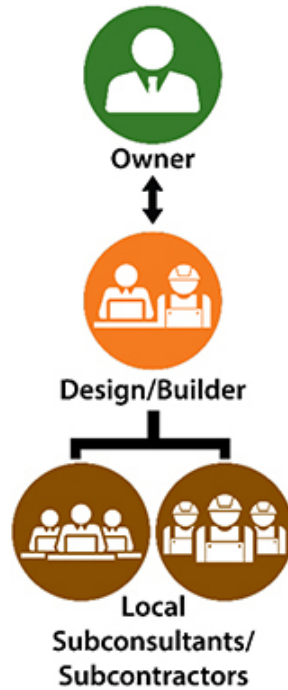
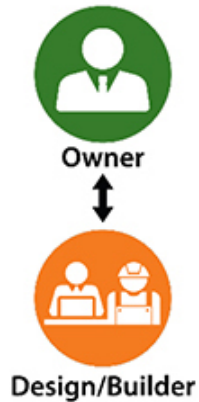
Innovation	☀️	☀️	◯	◯	◯
Budget Control	☀️	☀️	☀️	◯	◯
Transparency	☀️	☀️	◯	◯	◯
Schedule	☀️	☀️	◯	◯	◯
Design Approval	☀️	☀️	☀️	☀️	☀️
Minimal Disputes	☀️	◯	◯	◯	◯



Construction Management at Risk (CMAR)

- Separate contracts with engineer/designer and construction manager
- **PROS:** Good for schedule, equipment choice, budget control; constructability insight during design from CM; transparent subcontract bidding
- **CONS:** Cultural change/challenge; labor-intensive bidding process

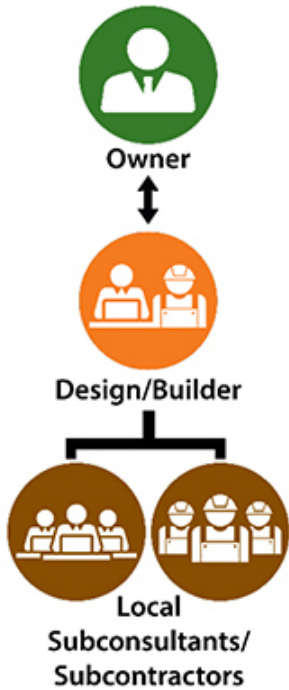
Innovation	●●●○
Budget Control	●●●●○
Transparency	●●●●●
Schedule	●●●○
Design Approval	●●●●○
Minimal Disputes	●●●○



Innovation		
Budget Control		
Transparency		
Schedule		
Design Approval		
Minimal Disputes		

Design-Build

- Advisor or bridging consultant does up to 30% of the design, then design/builders compete
- A single contract is awarded
- Lump sum is a low-bid competition, while progressive is all about collaboration and teamwork to unlock maximum value




Progressive Design-Build

- **PROS:** Maximum collaboration and innovation; efficient scheduling and coordination; construction can start early; owner's staff can be deeply involved; a single point of responsibility

- **CONS:** Requires extensive owner buy-in and involvement; state regulations can be onerous; requires careful risk balancing and contracting

Innovation	
Budget Control	
Transparency	
Schedule	
Design Approval	
Minimal Disputes	

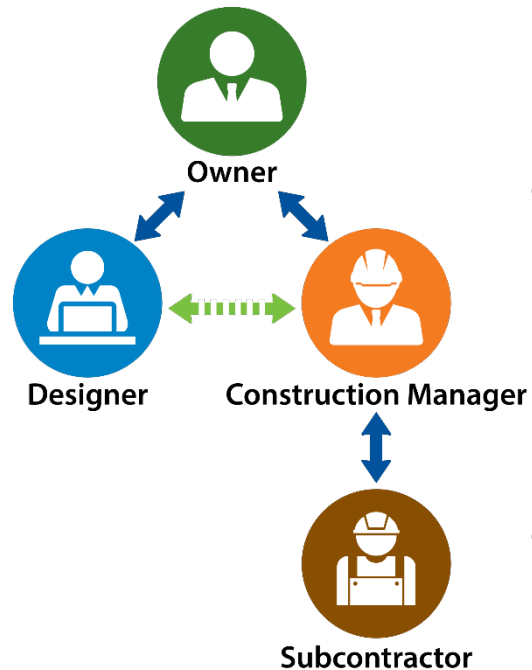
A man in a black suit stands on a rocky cliff, looking out over a city. The sky is blue with scattered white clouds. A blue text box is overlaid on the right side of the image.

The **clarity of the owner's vision** is the key to a successful project.

If your priority is...**budget control**:



Construction Management at Risk (CMAR)

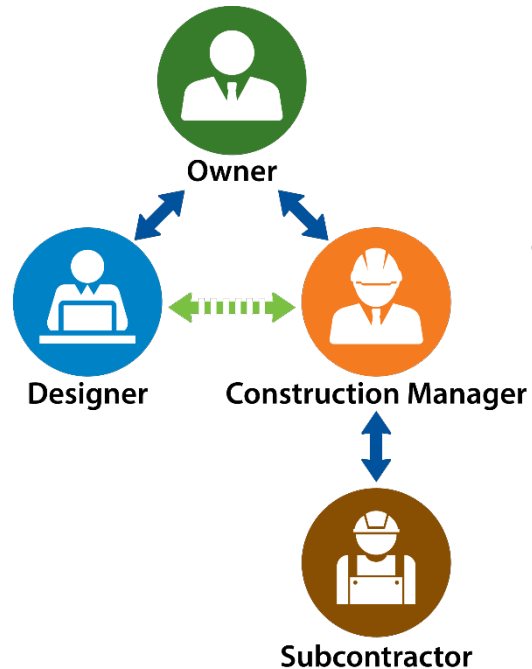


- D-B-B *seems* best, but fails if you hit roadblocks
- CMAR is open book: the owner gets to see everything!
- Progressive D-B can also be good for budget control

If your priority is...**transparency**:



Construction Management at Risk (CMAR)



- CMAR offers open book access to everything as it proceeds
- Progressive D-B is much more transparent than lump-sum D-B. Owner involvement is key.

If your priority is...**schedule**:



Progressive
Design-Build
(PDB)



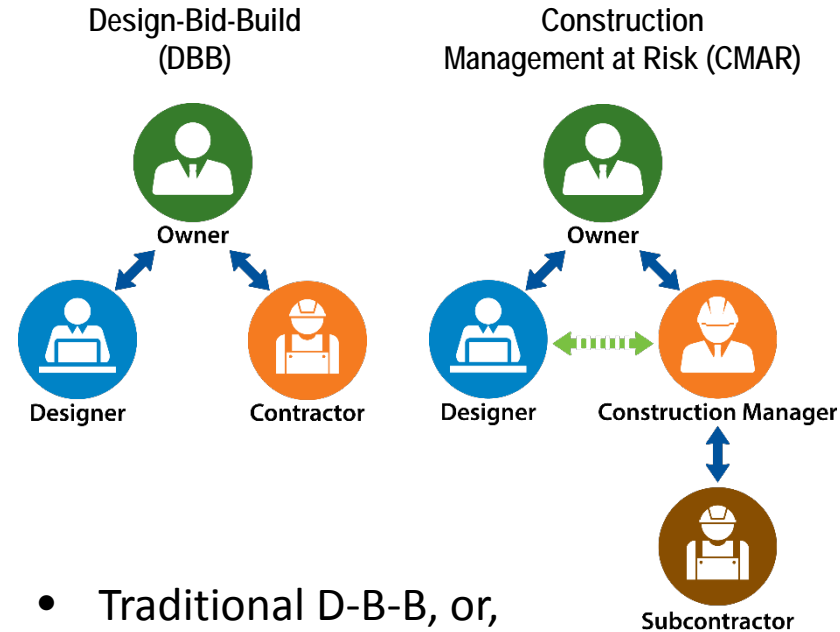
Owner



Design/Builder

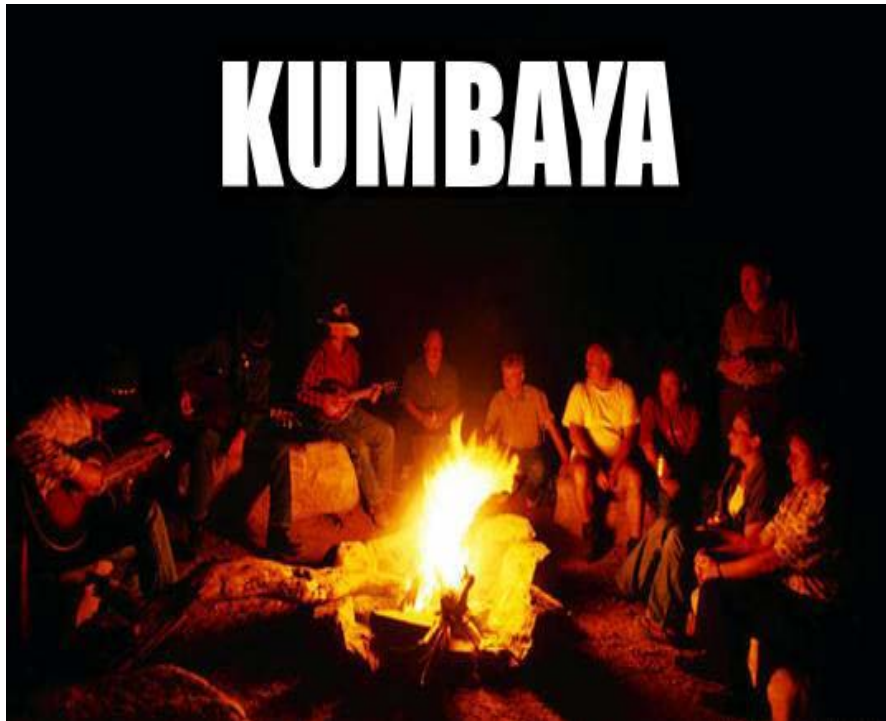
- D-B lets you begin construction tasks and procurement during design development
- Maximum schedule savings result from total coordination

If your priority is...**design approval**:



- Traditional D-B-B, or, CMAR for constructability input from the CM

If your priority is...minimal disputes:



Progressive
Design-Build
(PDB)



Owner



Design/Builder

- Designers, builders and owner's staff are in one room throughout the entire process
- Do your homework; With advisor, get a handle on costs and don't try to shift all the risks

How can owners
optimize their alternative
delivery project?



Doug's keys to optimizing AD

- Get buy-in from legal
- D-B: Don't make cost-impacting decisions too early
- CMAR: Plan for Value Engineering

Chitra's keys to optimizing AD

- Identify an executive sponsor
- Get O&M involved
- Ensure your scoring system is sound

For more information,
please contact our speakers:



Doug Varner, PE
(817) 916-2926
varnerdl@cdmsmith.com



Chitra Foster, PE, DBIA
(214) 346-2804
fostercp@cdmsmith.com

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go to: <http://cdmsmith.com/alternativedelivery>