

CHOOSING THE RIGHT DELIVERY SYSTEM

Delivery systems differ in two important ways:

- 9 Whether the design and construction are seen as separate or integrated responsibilities.
- 9 Whether the design and construction are sequential (follow one another) or are overlapped.
- 9 2 plans can be considered

Design Only

ADVANTAGES

- 9 Simplicity
- 9 Roles are clear: one designer, one builder
- 9 Completed documents before construction
- 9 Cost control is straightforward
- 9 Low risk to owner

DISADVANTAGES

- 9 Time consuming
- 9 Design doesn't benefit from builder's knowledge
- 9 Pricing is fixed on items and services not needed for months
- 9 Bidders may not fully understand project
- 9 Can become adversarial if relationships break down

Most suitable where owner

- 9 wants a lot of involvement in design
- 9 wants completed design before construction
- 9 wants a firm price before construction
- 9 has time for linear process
- 9 seeks protection of a well-understood delivery process

DESIGN and BUILD

- 9 Design and construction overlap
- 9 Owner contracts with a single entity for design and construction

ADVANTAGES

- 9 Single point of accountability
- 9 Procurement process and project reporting are simplified
- 9 Can be cheaper (price cap)
- 9 Can be quicker (single schedule)
- 9 Constructible is a key concern during design

DISADVANTAGES

- 9 Owner commits prior to design completion
- 9 Owner may have little control or flexibility
- 9 May be disputes concerning what was included in price
- 9 Builder has upper hand in interpreting the documents
- 9 No checks and balances between designer and builder
- 9 Designer works for the builder-not the owner

Most suitable where owner

- 9 is capable of specifying all requirements
- 9 is reasonably sure of the market
- 9 is confident in being in one set of hands

NEGOTIATED CONTRACT

- This method combines some of the strengths of **Design-Bid-Build** and **Design-Build**.
- The owner hires an architect, who assists the owner in pre-qualifying and selecting a contractor, who is brought on board early in the design process.

ADVANTAGES

- 9 Design is informed by builder's knowledge of construction and costs
- 9 Project costs are developed as design develops
- 9 Owner, architect, and builder develop a team relationship
- 9 Owner doesn't make final commitment until documentation is complete

DISADVANTAGES

- 9 May take longer if initial contractor doesn't work out
- 9 Some owners worry about "loss of competitive pricing"

Most suitable where

- 9 All players value team process
- 9 Contractor has skills needed in design

SUMMARY OF DELIVERY SYSTEMS

- 9 An honorable and informed owner, plus
- 9 A committed and skilled architect, plus
- 9 A contractor of integrity and capability,
- 9 Working with clearly-stated project objectives and good communication,
- 9 Will build successfully no matter what system is used

USING VOLUNTEERS

Can save most of the labor costs

- 9 Materials 50% +/-
- 9 Labor 50% +/-
- 9 May reduce labor portion by 75%

USING VOLUNTEERS

- 9 Make sure volunteers are insured
- 9 Schedule well in advance (9 months +)
- 9 Select plans that match skill levels
- 9 Secure insurance
- 9 Be prepared to work along side of volunteers
- 9 Have a qualified local coordinator
- 9 Secure permits and approvals
- 9 Complete basic site prep and foundations (or slab)
- 9 Schedule material deliveries
- 9 Provide security for site
- 9 Address lodging, meals, local transportation