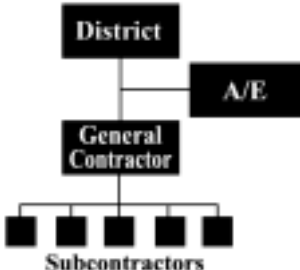
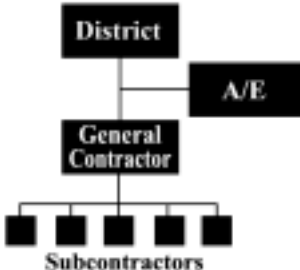
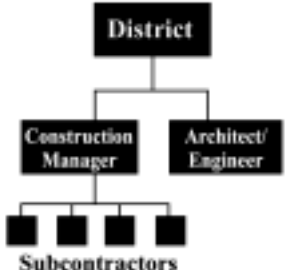


MATRIX OF PROJECT DELIVERY METHODS			
Legislative Term	Competitive Bidding	Competitive Sealed Proposals	Request for Proposal
Industry Term	Traditional Process. Hard Bid Lump Sum or Stipulated Sum	Traditional Process. Hard Bid Lump Sum or Stipulated Sum	Construction Manager at Risk
Definition	<p>A delivery method wherein the District selects an architect, engineer to design and develop construction documents from which the District solicits lump sum bids. Selection is based on the lowest possible bid and the contractor serves as a single point of responsibility for construction.</p>	<p>A delivery method similar to competitive bidding. The District selects an architect, engineer to design and develop construction documents. Once documents are fully complete the District solicits sealed proposals. Selection is based on a combination of price and other factors that the District deems provide best value.</p>	<p>A method where the construction manager serves as the general contractor providing pre-construction and construction services. The Construction Manager at Risk provides Design phase consultation in evaluating costs, schedules, implications of alternative designs, systems and materials during design and serves as a single point of responsibility contracting directly with the subcontractors during construction.</p>
Pros	<ul style="list-style-type: none"> • Familiar delivery method • Defined project scope • Single point of responsibility for construction • Open aggressive bidding 	<ul style="list-style-type: none"> • Selection flexibility • Defined project scope • Single point of responsibility for construction 	<ul style="list-style-type: none"> • Selection flexibility • Design phase assistance • Single point of responsibility for construction • Team concept • Faster schedule delivery • Change flexibility • Adversarial relationship reduced
Cons	<ul style="list-style-type: none"> • No design phase assistance • Longer schedule duration • Price not established until bidding is complete • Adversarial relationship • Lack of flexibility for change 	<ul style="list-style-type: none"> • No design phase assistance • Longer schedule duration • Price not established until bidding is complete • Adversarial relationship 	<ul style="list-style-type: none"> • Difficult for District to evaluate GMP
Best Suited	<p>New projects that are not schedule sensitive nor subject to potential change.</p>	<p>New projects that are not schedule sensitive nor subject to potential change.</p>	<p>Larger new or renovation projects that are schedule sensitive, difficult to define, or subject to change.</p>
Least Suited	<p>Complex projects that are sequence or schedule sensitive. Projects subject to potential change.</p>	<p>Complex projects that are sequence or schedule sensitive. Projects subject to potential change.</p>	<p>Smaller projects.</p>

Request for Proposals	Design/Build	Design/ Build	Job Order Contracting
Construction Management, Agency	Design/Build	Bridging	Delivery Order Contracting, Job Order Contracting, SABER, Fast Track Construction, Work Order Requirements Contract
<p>A method where the construction manager serves as an agent for the District providing pre-construction and construction services in lieu of a General Contractor. The Construction Manager, Agent provides Design phase consultation but holds no subcontracts nor provides project bonding for the construction. The multiple trade contracts are held by the District. Selection is based on the proposal offering the best value to the District.</p>	<p>A method where a single entity is contracted to provide both design and construction. the Design/Build team consists of contractor, engineer and architect. the Design / Builders contracts directly with the subcontractors and is responsible for delivery of the project. Selection is based on the proposal offering the best value to the District.</p>	<p>A form of Design/Build where the District selects an architect, engineer to prepare the 'design criteria package' which is more comprehensive and enables a District to receive competitive proposals from the Design/Build teams.</p>	<p>Job Order Contracting is a process for contracting for the minor repair, rehabilitation, or lateration of facilities when the work is of a recurring nature but the delivery times, type and quantities of work required are indefinite.</p>
<ul style="list-style-type: none"> • Selection flexibility • Design phase assistance • Faster schedule delivery • Change flexibility • Non-adversarial relationship 	<ul style="list-style-type: none"> • Selection flexibility • Single point of responsibility for design and construction • Team concept • Faster schedule delivery 	<ul style="list-style-type: none"> • Single point of responsibility for construction • Faster schedule delivery • Enhanced scope definition • Builder/architect/engineer team relationship 	<ul style="list-style-type: none"> • Fast response • Reduced changes • Reduced 'up-front' time and cost • Incentive for higher quality • Puts more money in local business • Up front involvement of the contractor facilitates concurrent performance of design and execution
<ul style="list-style-type: none"> • No single point of responsibility • No guaranteed price • District must manage more contracts 	<ul style="list-style-type: none"> • Loss of check and balance • More difficult for District to manage • Potential adversarial relationship between District and Design/Builder 	<ul style="list-style-type: none"> • Loss of check and balance • More difficult method to manage • Adversarial relationship between District's architect/engineer and Design/Build architect/engineer 	<ul style="list-style-type: none"> • Perception of threat to 'in-house' work force or local business • Requires teamwork to reach potential • Need trained personnel on District staff, or provided by a consultant, to best administer contract
<p>Larger new or renovation projects that are schedule sensitive, difficult to define, or subject to change.</p>	<p>New or renovation projects that are schedule sensitive.</p>	<p>Larger new or renovation projects that are schedule sensitive and difficult to define.</p>	<p>Schedule sensitive, multi-trade, minor repair, alteration or renovation projects.</p>
<p>Smaller projects</p>	<p>Projects that are difficult to define and are less schedule sensitive.</p>	<p>Smaller projects and those projects subject to change.</p>	<p>Single trade simple projects or very small projects.</p>