



PROJECT DELIVERY METHODS



Hard Bids

- Design is completed first, then the project is sent out to bid.
- Lowest contractor bid wins, regardless of prior experience or qualifications.
- Best suited for straightforward projects with a clearly defined scope, schedule, and budget.
- Limited collaboration between designer and contractor.
- May not always result in the best overall value due to risks such as lower quality, change orders, or cost overruns.

CMAR- Construction Manager At Risk



- Involves collaboration between the owner, architect, and construction manager from the start of the project.
- Contractor is selected through a Request for Qualifications (RFQ) to ensure high-quality, experienced professionals.
- Typically used for larger, more complex projects requiring active coordination.
- Provides better cost control through early budgeting and value engineering.
- Allows for faster project delivery.
- Often results in a higher-quality final product due to early involvement and teamwork.



PROJECT DELIVERY METHODS



JOC- Job Order Contract



- Ideal for ongoing repairs, maintenance, and renovation projects.
- Requires a Statement of Qualifications (SOQ), but contractors are selected based on experience and performance within the desired cost range.
- No formal bidding required, allowing for faster project delivery.
- Uses pre-priced unit costs to establish fair and consistent pricing.
- Promotes efficiency and long-term partnerships with qualified contractors.

Progressive Design Build



- Design-builder is selected primarily based on qualifications rather than low bid.
- Collaborative delivery method where the owner and design-builder work together from the start.
- Design and construction can occur concurrently, allowing for schedule flexibility
- Scope, design, and price are developed progressively through open communication and joint decision-making
- Can result in a high-quality project due to early collaboration and integrated expertise.
- May take longer overall because the design and pricing are refined progressively.