



NDCIC

Nebraska Design & Construction
Industry Council

ACEC

American Council of Engineering Companies
Nebraska

**Nebraska
Building Chapter**



QUALITY PEOPLE. QUALITY PROJECTS.

AIA Nebraska



A Society of
The American Institute of Architects

Nebraska Design & Construction Industry Council

- Founded in 2008
- Purpose: Educate in unbiased manner
- Group Sponsors and Membership:
 - Association of General Contractors Nebraska Building Chapter
 - American Institute of Architects Nebraska Chapter
 - American Council of Engineering Companies of Nebraska



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Political Subdivisions Construction Alternatives Act

- Established in 2008
- Gave Political Subdivisions access to differing delivery methods (Cities, Villages, Counties, State Colleges, Community Colleges, Public Schools, and other publicly funded organizations)

*Excludes certain non-building related construction



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What is a Delivery System?

- A project delivery system simply stated is how the Owner or “Ownership Group” delegates responsibility for each segment of the project, ultimately bringing the project concept to reality.



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What are the 3 Most Commonly Used Project Delivery Systems?



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Project Delivery Systems

- Design – Bid – Build
- Design – Build
- Construction Management at Risk



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Overall Project Delivery Decision

- Requirements
- Expectations
- Cost Control
- Expertise
- Schedule
- Sustainability

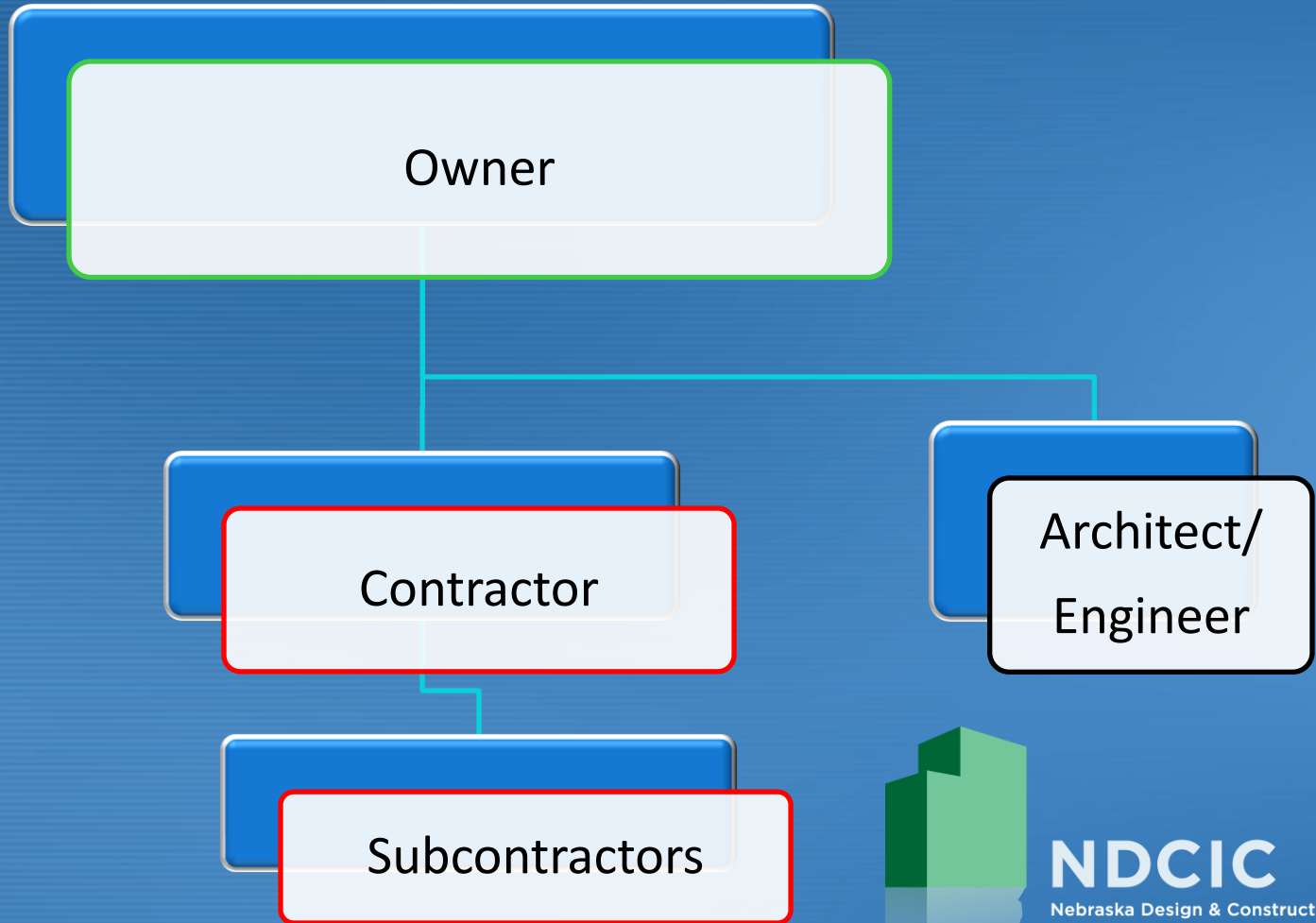


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Design-Bid-Build

Two Separate Contracts for Design and Construction



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Design-Bid-Build

Two Separate Contracts for Design and Construction

TYPICAL ADVANTAGES

- Competitive bids for construction (private funded projects)
- Familiar delivery method
- Design and construction roles are separate
- Designer typically serves as advisor

TYPICAL DISADVANTAGES

- Gaps in documents become delays or change orders
- Linear process=Limits opportunity for 'fast tracking'
- May require re-design or re-bidding to meet budget
- No Contractor input early-on

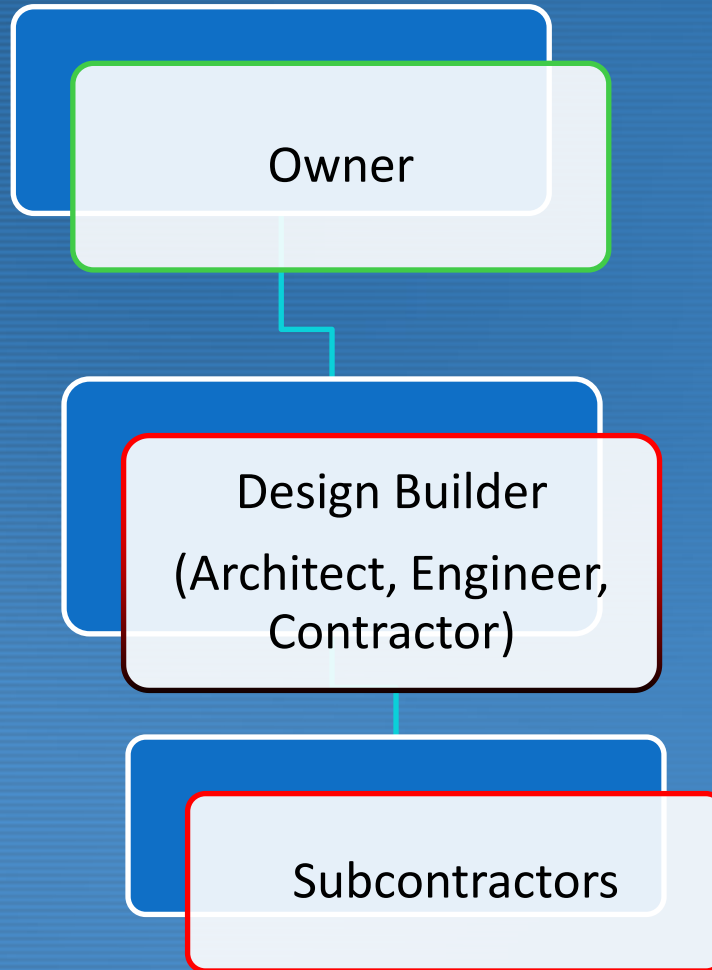


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Design-Build

One Single Contract for Design and Construction



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Design-Build (Public Sector)

One Single Contract for Design and Construction

Performance Criteria Developer
(If Public Owner subject to LB889)

Owner

Design Builder
(Architect, Engineer,
Contractor)

Subcontractors



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Design-Build

One Single Contract for Design and Construction

TYPICAL ADVANTAGES

- Single point of accountability
- Owner can list 'performance specs'
- Conflicts are minimized
- 'Fast-tracking'
- Guarantee Maximum Price (GMP)

TYPICAL DISADVANTAGES

- Less Owner involvement
- Quality may be an issue
- Public Sector projects require Performance Criteria Developer to represent owner, potentially adding cost and time.

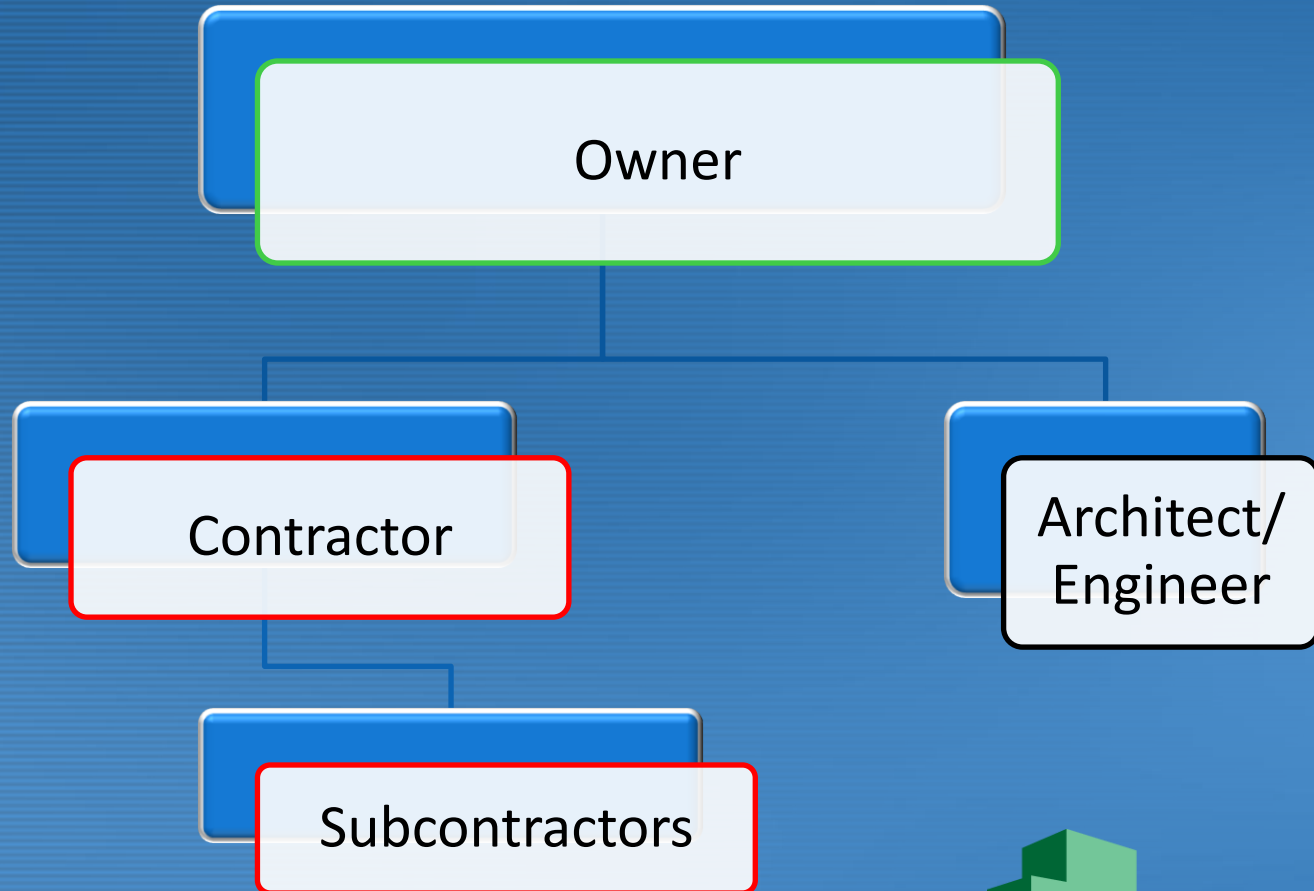


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Construction Management@ Risk

Two Separate Contracts for Design and Construction



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Two Separate Contracts for Design and Construction

TYPICAL ADVANTAGES

- Guaranteed maximum price (GMP)
- Early contractor involvement
- 'Fast-tracking'
- Selection based on experience
- Separate contracts for checks & balances

TYPICAL DISADVANTAGES

- CM role may be construed as additional cost
- Architect may increase fees to offset cost of extra meetings
- Difficult to determine whether lowest price has been achieved
- GMP generally based on incomplete documents



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Thank You



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