

# Project Delivery Methods



January 7, 2026

Finance & Budget Committee Meeting

Michael Park, PE, PTOE

Director of Public Works

*Yours Truly*

# Agenda

- ❖ Procurement (RFQ, RFP, BID)
- ❖ Roles
- ❖ Design-Bid-Build (DBB)
- ❖ Construction Manager at Risk (CMAR)
- ❖ Design-Build (DB)
- ❖ Comparisons & Selection Factors
- ❖ Examples

# Procurement

- ❖ Request for Qualifications (RFQ)
- ❖ Request for Proposals (RFP)
- ❖ Bids



Roles

**OWNER**

Sponsor

**Project Manager**

Owners Representative

Designer

**Consultant**

Construction Project Manager

Subconsultant

**Contractor**

**Vendor**

Subcontractor

*Supplier*

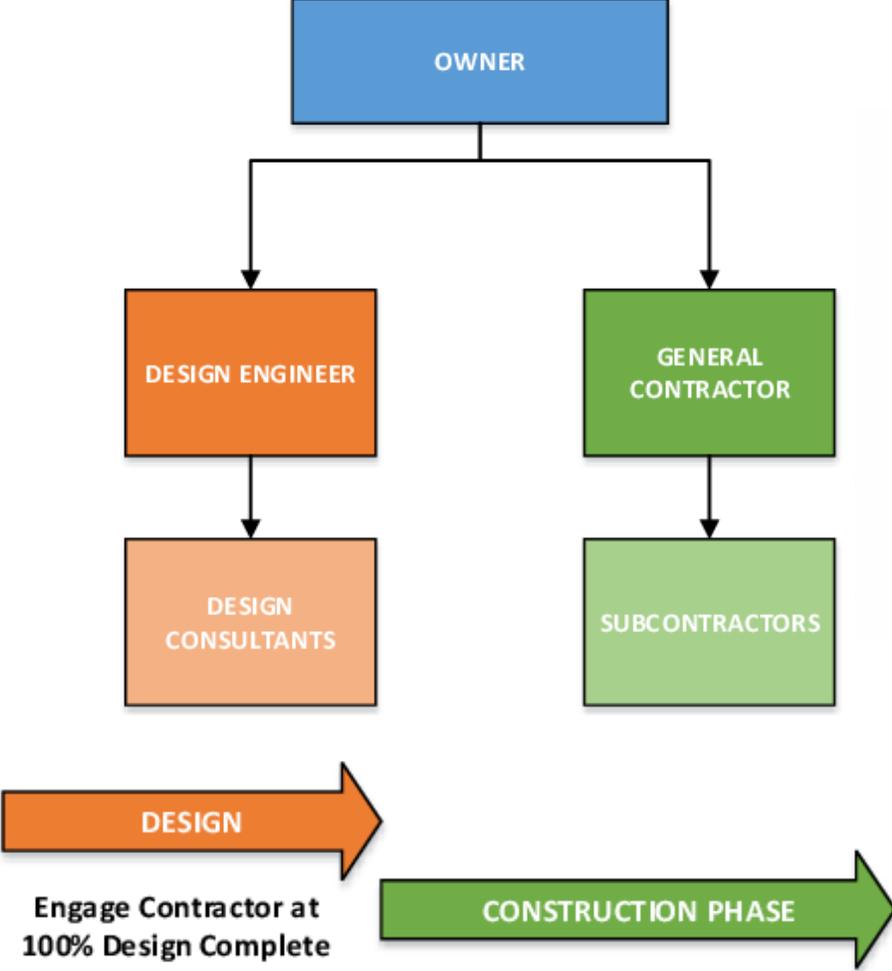
Inspector Technician Engineer Architect Laboratory Auditor Lawyer Procurement Officer Foreman Superintendent Worker

# Delivery Methods

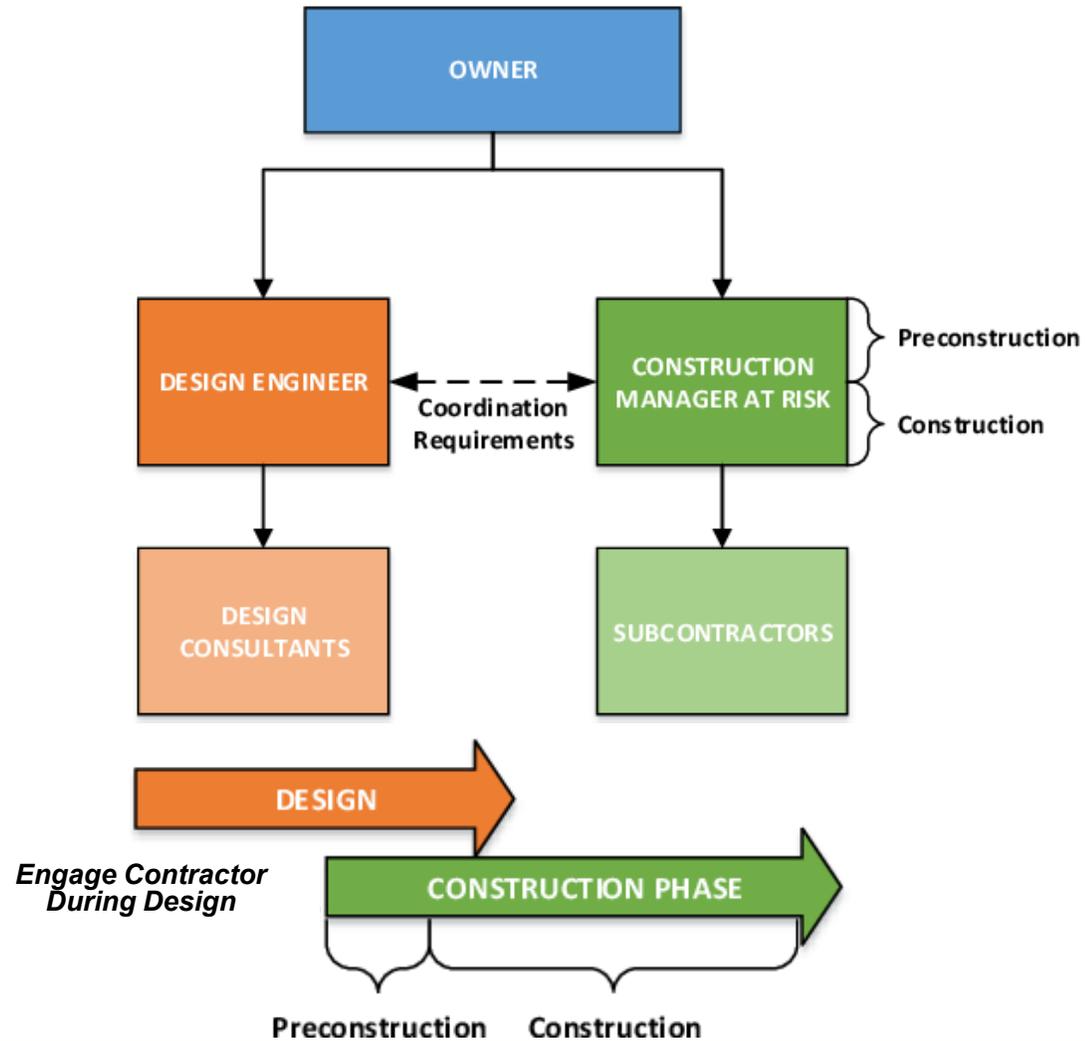
- ❖ Design – Bid – Build (DBB)
- ❖ Construction Manager at Risk (CMAR)
- ❖ Design – Build (DB)



# Design-Bid-Build



# Construction Manager at Risk



*\*Integrated*

# Design-Build

OWNER



CONTRACTOR/ENGINEER



*Fully Integrated Process*

*\*Integrated*

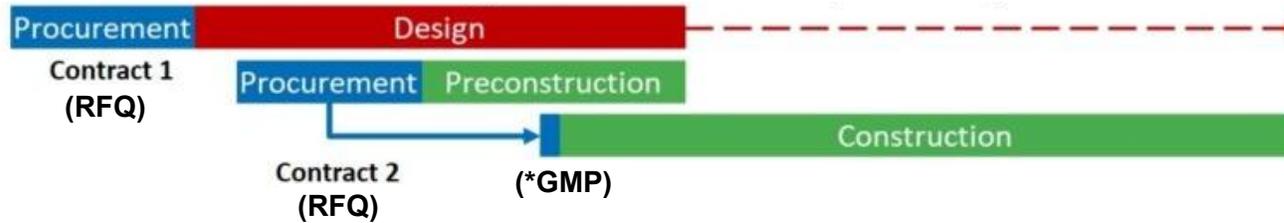
# Comparison



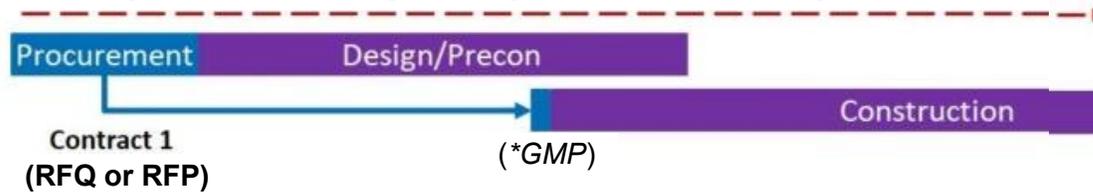
## Design Bid Build (DBB)



## Construction Manager at Risk (CMAR)



## Design Build (e.g Progressive, Integrated)

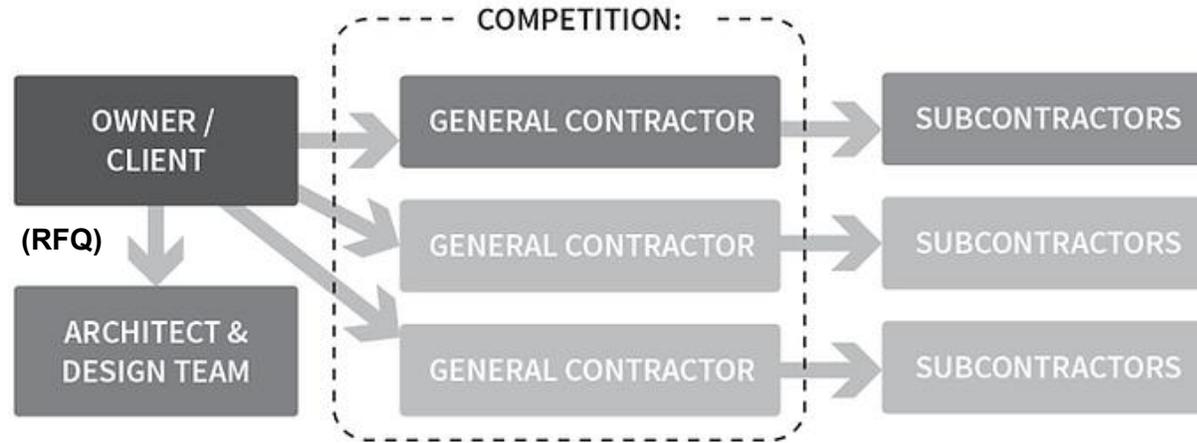


\*GMP (Guaranteed Maximum Price)  
General Contractor Solicits  
Subcontractors BID

RFQ (Request for Qualifications)  
Owner Administers Competitive  
Selection Process

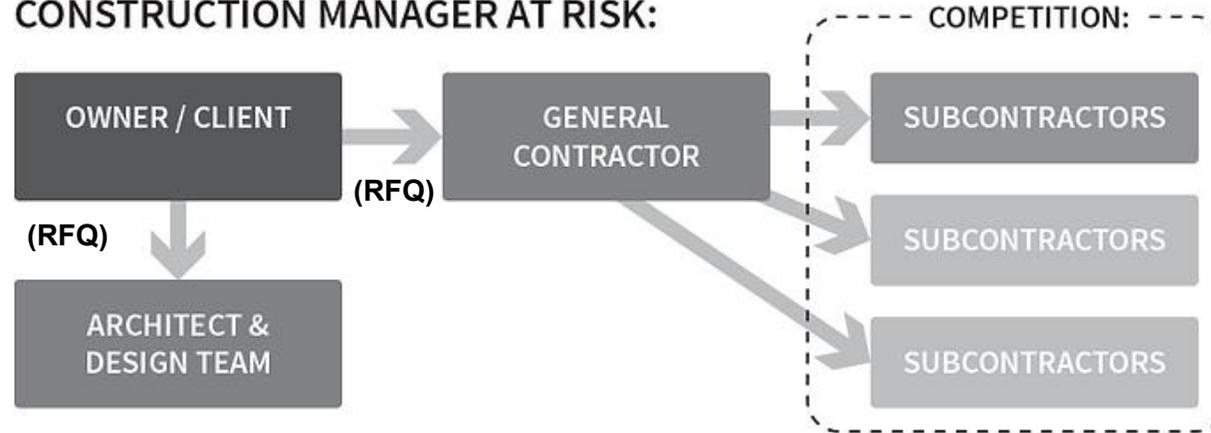
# Comparison

## DESIGN-BID-BUILD:



**Request for  
Qualifications (RFQ)  
A competitive  
selection process**

## CONSTRUCTION MANAGER AT RISK:



# Selection Factors

## *TIME – CONTROL – RESPONSIBILITY – RISK – COMPLEXITY – SCOPE*

### ❖ DBB

- ❖ Process Familiarity/Traditional
- ❖ Horizontal Projects
- ❖ Property Acquisitions
- ❖ Utility Relocations
- ❖ Environmental Clearances/Issues
- ❖ Transparency
- ❖ Alternatives Analysis

### ❖ CMAR

- ❖ Time Sensitivities
- ❖ Vertical/Facility Projects
- ❖ Variety & Multitude of Components
- ❖ Measurements/Quantities of Risk

### ❖ DB

- ❖ Huge Infrastructure or Facility Projects
- ❖ Significant Construction Coordination
- ❖ Overly Simple Projects
- ❖ Expedience
- ❖ Full Responsibility
- ❖ “Turn Key”



# Examples

- ❖ Colbern Road (DBB)
- ❖ 3<sup>rd</sup> Street (DBB)
- ❖ Storm Water Improvements (DBB)
- ❖ Hanger 2 (DBB)
- ❖ Joint Operations Facility (CMAR)
- ❖ Fire Station #1 (CMAR)
- ❖ Police Substation (DB)

# Discussion & Questions

Michael Park, PE, PTOE

Director of Public Works

[Michael.park@cityofls.net](mailto:Michael.park@cityofls.net)

816.969.1800

