II. Determine Project Delivery Method (this is the actual from Megan)

What is it: FPM typically uses one of five different construction project delivery processes depending on project characteristics and customer preferences.

Who is involved: The customer, the planner, the project manager and a director of Design and Construction Services.

How/Process:

Checklist:

Timeline Considerations:

Forms:

Filing:

1. Just-Do-It is the fastest project delivery method, and takes advantage of preferred vendor relationships with trade sub-contractors that have previously been competitively bid and are under time and material (T&M) contracts that allow expedited construction. Just-Do-It requires consumer comfort with T&M remuneration and is willing to proceed with construction without first receiving a project cost estimate. This process also avoids design phase due to simple project scope, and bid phase due to low expected cost.
2. Do-It After Cost Estimate is basically the same as Just-Do-It, but is slowed slightly due to a customers need for a cost estimate before proceeding with construction.
3. Lump-Sum is a delivery option for those customers wanting a lump-sum fixed cost for construction vs. an estimate and the use of a variable T&M preferred construction vendor. This process can also be relatively quick, but is slowed by the time required to solicit and receive an acceptable construction proposal from preferred construction vendors and the requirement to execute a project specific construction contract, which is avoided by Just-Do-It and Do-It After Cost Estimate.
4. The Long Trail is potentially the slowest project delivery method. This process is characterized by more complex and expensive (over $50,000) project scope that requires a design phase effort to develop construction documents for competitive bidding and construction. This process normal involves the development of detailed project cost estimates for the customers use in determining whether the project is affordable and able to proceed with available funds.
5. Requires Fire Marshal/State Review process can often require the greatest elapsed time to fully implement. This process is exclusive to classroom buildings and dormitories where the total project scope exceeding $15,000 and/or including life safety system scope (fire alarm and suppression, and emergency egress concerns). In this case construction documents, stamped by a licensed architect and engineer, must be submitted to the State Fire Marshal for review, approval and permitting before construction can begin. A preferred design vendor would normally be used to develop construction documents, but Fire Marshal projects almost always required competitive bidding and the execution of a construction contract before the project can be built.
6. Job Order Contracting
7. Construction by Tenant in WSU Building