

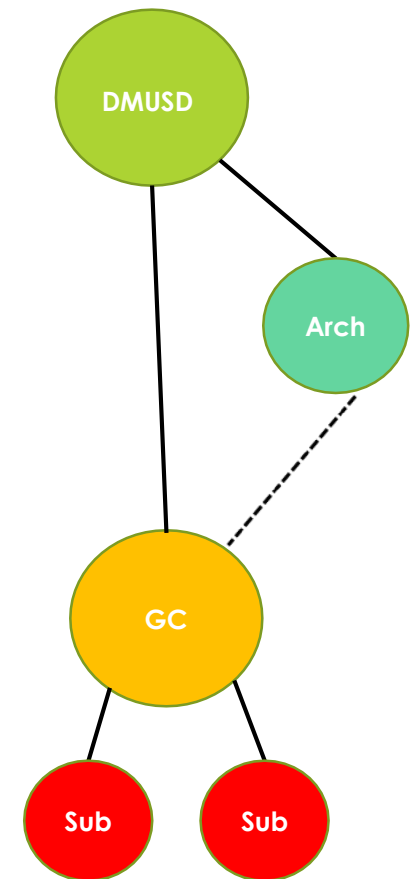


Construction Delivery Methods: An Overview

Citizens' Oversight Committee, May 8, 2019

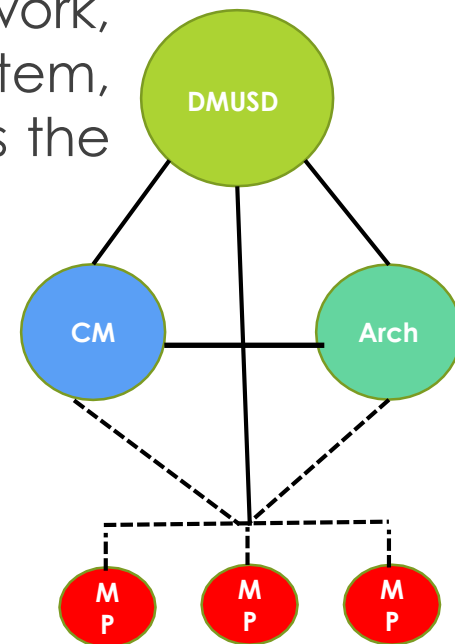
Design Bid Build (DBB) / Hard-Bid

The traditional project delivery method, which customarily involves three sequential project phases: design, procurement, and construction.



CM – Multi-Prime

An important variation of Design-Bid-Build is multiple prime contracting, in which the owner holds separate contracts with contractors of various construction work disciplines, such as general construction, earthwork, structural, mechanical, and electrical. In this system, the owner, or its Construction Manager, manages the overall schedule and budget.



Lease Leaseback (LLB)

Authorized by education code section 17406, Lease-Leaseback allows an owner to select a General Contractor for both preconstruction & construction through a “defined” competitive selection process that includes both qualifications and fees. All requirements for construction and/or public works are still applicable; i.e. prevailing wage, bonds, insurance, indemnification, field act compliance (seismic), & skilled workforce requirements.

