

Welcome

Nebraska Design & Construction Industry Council

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ACEC

American Council of Engineering Companies
Nebraska



NEBRASKA BUILDING CHAPTER
THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA
Quality People. Quality Projects.

AIA Nebraska
 A Society of
The American Institute of Architects

Nebraska Design & Construction Industry Council

www.ne.dccouncil.com

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Nebraska Design & Construction Industry Council

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

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Nebraska Schools Construction Act

LB 391

- Established in 2002
- Gave School districts access to differing delivery methods.
 - Design-Bid-Build Always Available
 - Design-Build
 - Construction Management at Risk

LB 889

- Established in 2008
- Gave Political Subdivisions access to differing delivery methods (Cities, Villages, Counties, State Colleges, Community Colleges, Public Schools)
- How it affects L.B. 391

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.

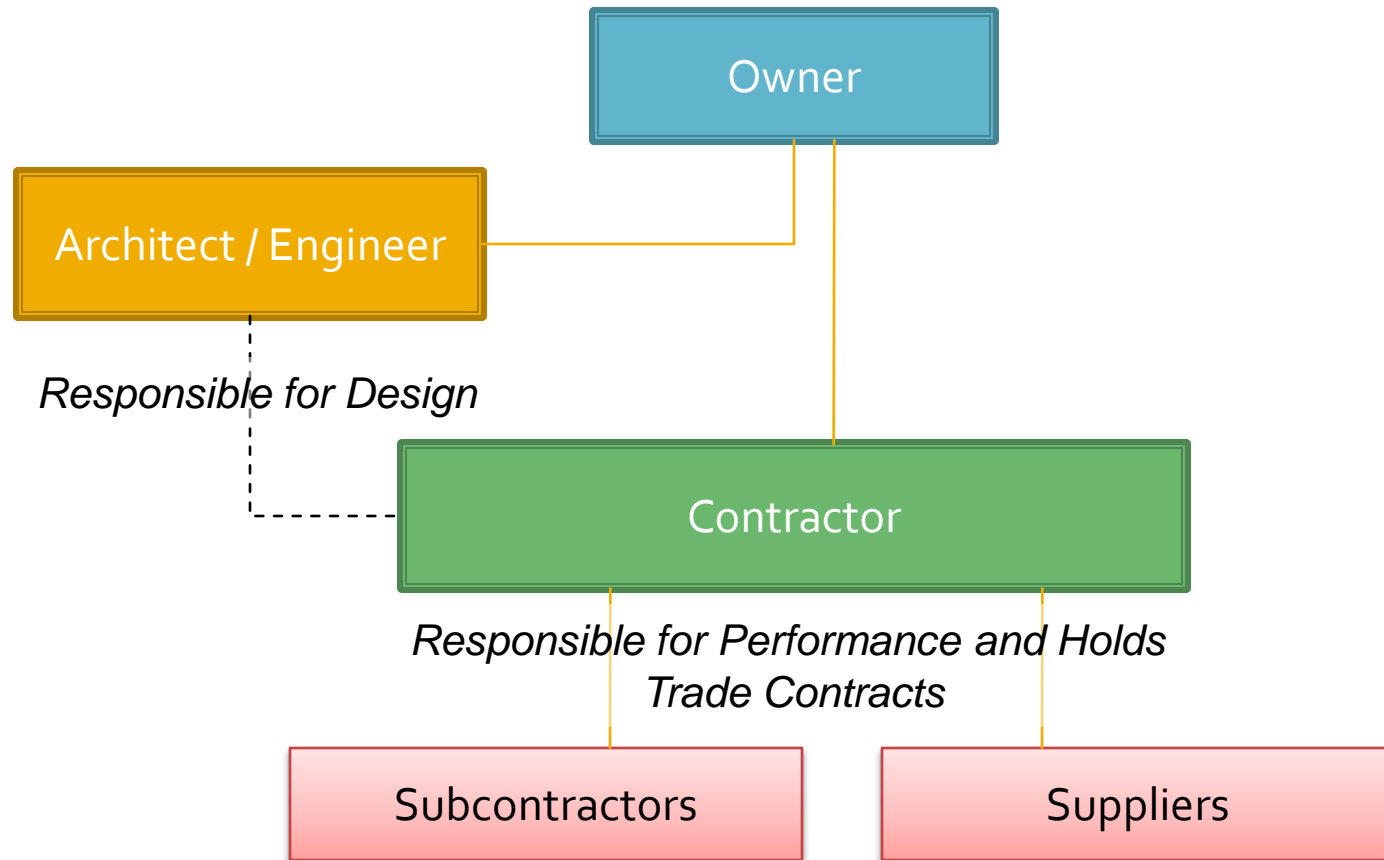
What are the Three Project Delivery Systems Available to You Through LB 889?

Project Delivery Systems

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

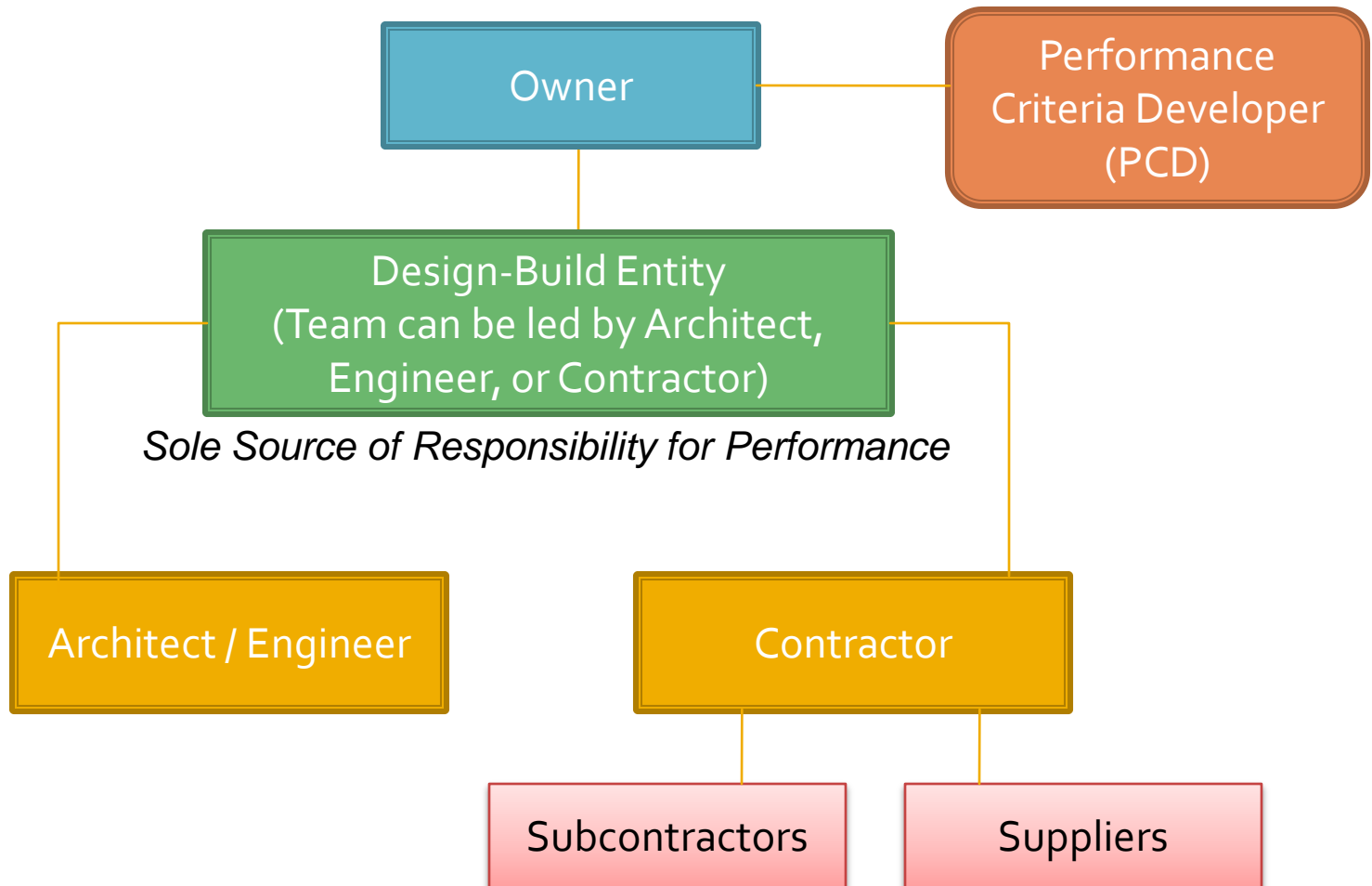
Design-Bid-Build

Two Separate Contracts for Design and Construction



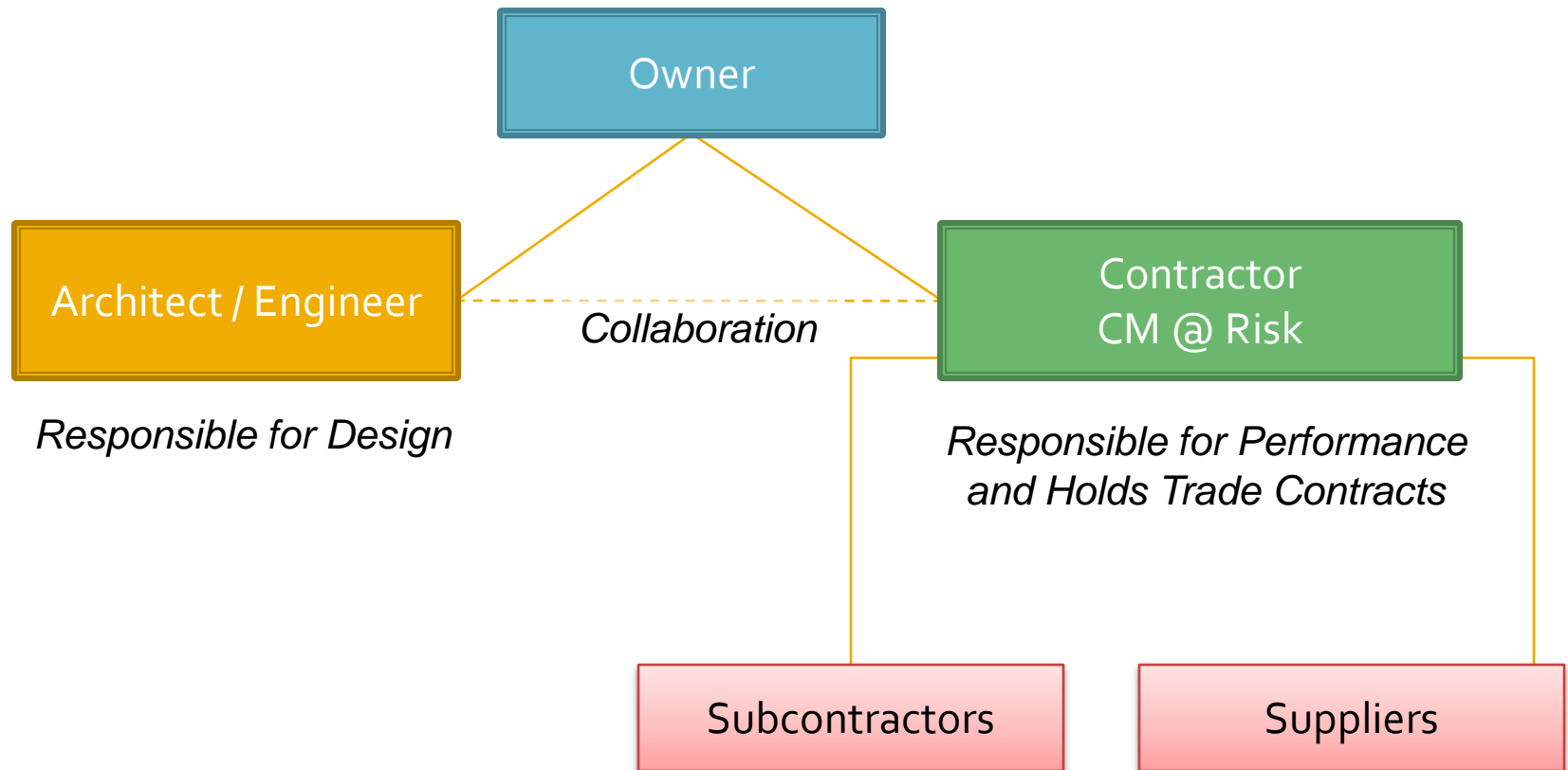
Design-Build

One Single Contract for Design and Construction



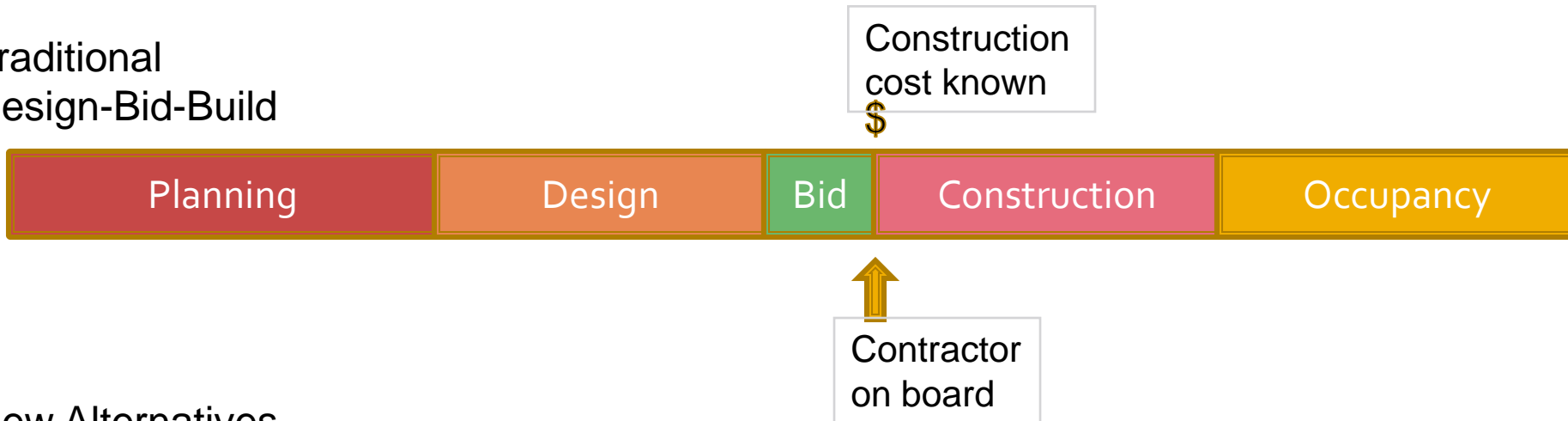
Construction Management@ Risk

Two Separate Contracts for Design and Construction

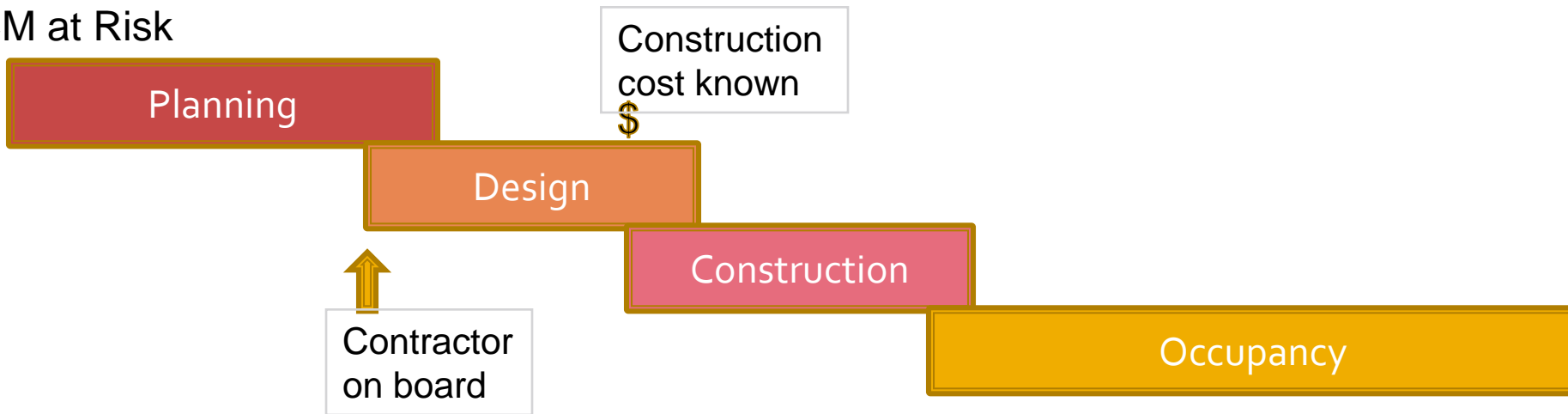


Project Timelines

Traditional
Design-Bid-Build



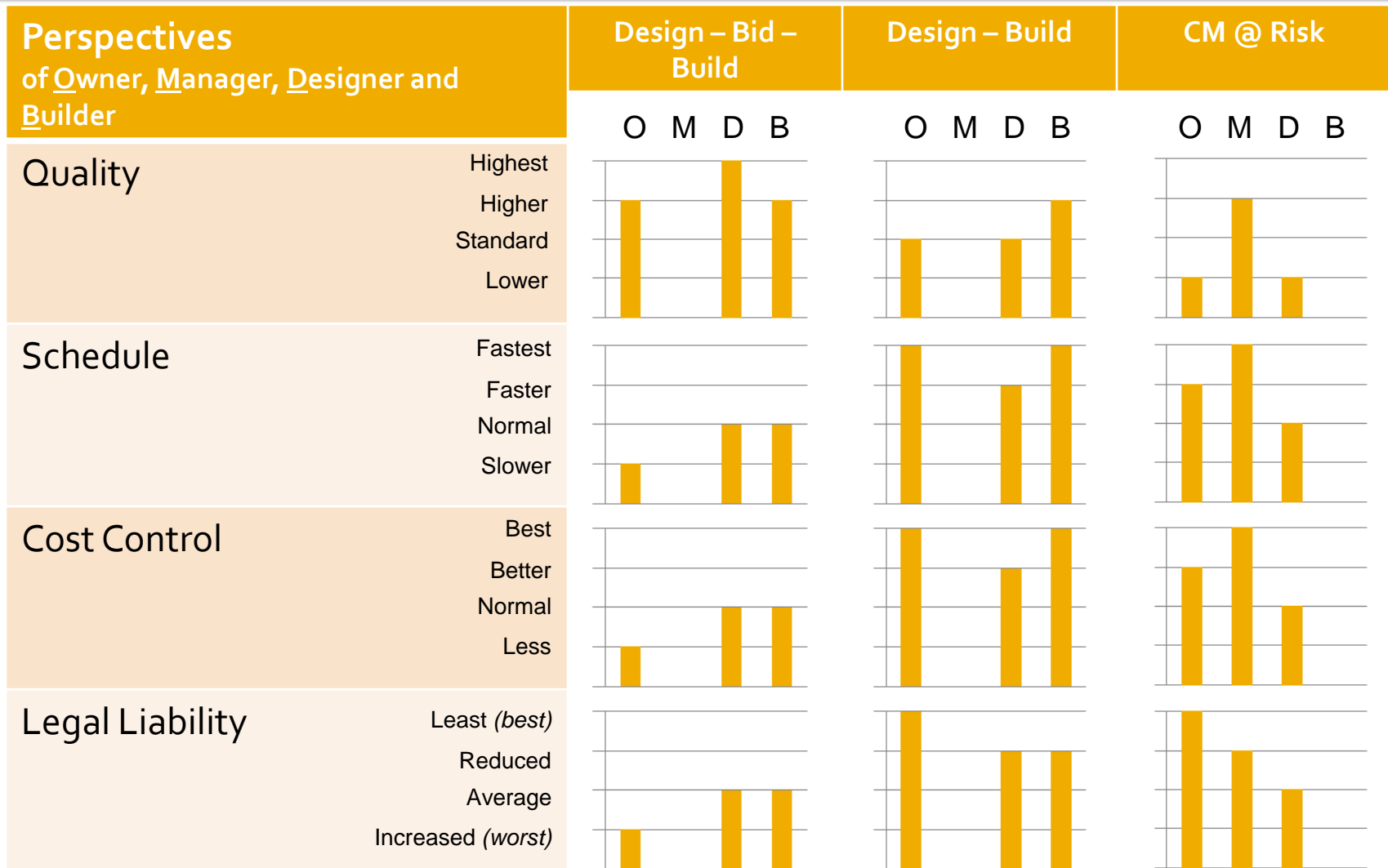
New Alternatives
Design-Build or
CM at Risk



Project Delivery Methods

	Design – Bid – Build	Design – Build	CM @ Risk
Characteristics	<p>Three linear phases: Design, bid, build</p> <p>Three prime players: Owner, Designer, Builder</p> <p>Two separate contracts: Owner to Designer, and Owner to Builder</p> <p>Formal Relationship</p>	<p>Two continuous phases: Design and build.</p> <p>Two prime players: Owner and Design-Build Entity</p> <p>One contract: Owner to Design-Build Entity</p> <p>Formal Relationship</p>	<p>Three linear phases: Design, bid, build</p> <p>Three prime players: Owner, Designer, CM-Constructor</p> <p>Two separate contracts: Owner to CM-Constructor, and Owner to Designer</p> <p>Formal Relationship</p>
Responsibilities:			
Owner	Program, finance, mgt.	Program, finance	Program, finance
Manager	n/a	n/a	Coord. Dsgnr prior to const.
Designer	All normal services	Special services under DB	All normal services
Builder	Prime and sub construction	DB is prime w/ subcontractor	CM is prime w/ subcontractor
Selection Process:			
Owner	n/a	n/a	n/a
Manager	n/a	n/a	Qualifications
Designer	Qualifications	Qualifications/negotiations	Qualifications
Builder	Lowest responsible bid	Lowest responsible bidder or negotiations	Qualifications

Project Delivery Methods



Thank You

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www.ne.dccouncil.com

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