

Facilities Construction Project Delivery Methods

Project Delivery Method	Policy/Statute	Comments	Process	Benefits	Disadvantages
Design/Bid/Build (D/B/B)		Traditional method			
Master Contract (MC)		Ideal for specific work by limited trades			
Construction Manager at Risk (CMaR)	MS 16C.34	Ideal for larger and complex projects	<ul style="list-style-type: none"> • Allow 2-3 months • Issue RFQ (focuses on past work experience) • Evaluate proposals and shortlist 3-5 companies • Issue RFP (focuses on specific project) • Evaluate proposals and select company • Execute contract 	<ul style="list-style-type: none"> • Contractor participates during design phase (reviews for constructability, cost est, schedule) • Contractor and all subs are prequalified • Less change orders • Improved team partnership • Early cost commitment (GMP) 	<ul style="list-style-type: none"> • Additional time for CM selection • Additional expense for CM for participation during design & to prequalify/bid subs
Job Order Contracting (JOC)	MS 16C.35	Ideal for HEAPR and campus funded projects			