

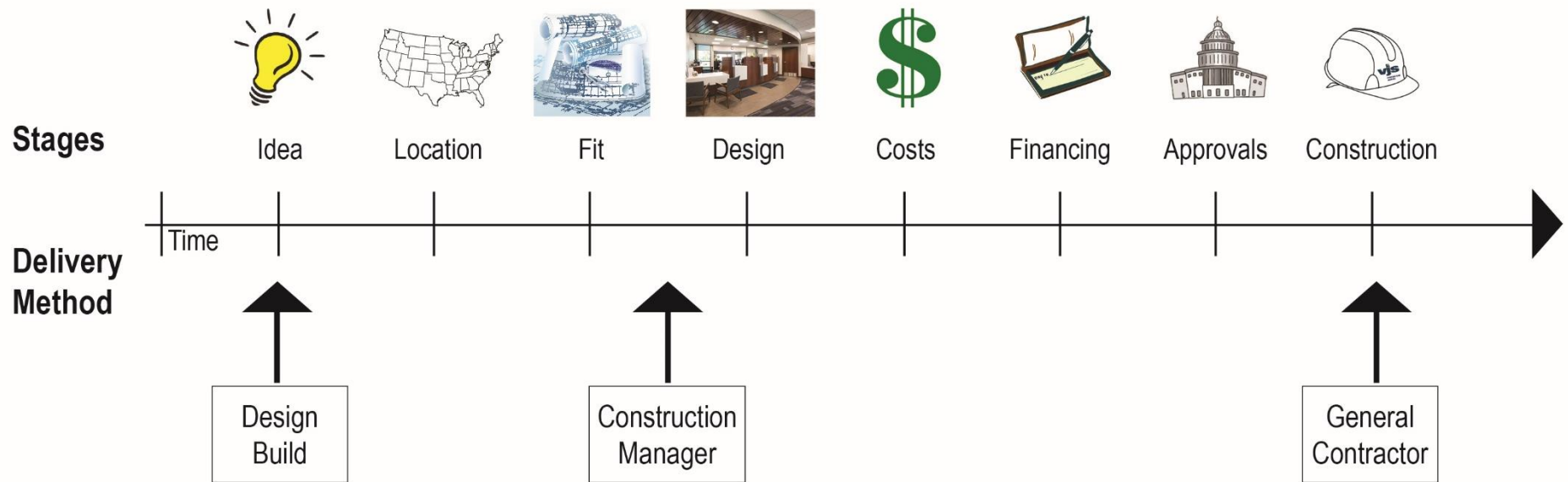
Cost, Quality & Schedule – Which Construction Delivery Method is Right for YOU?

*Presenter: Rick Andritsch, Partner
VJS Construction Services*





Project Timeline



- **Method Drivers**

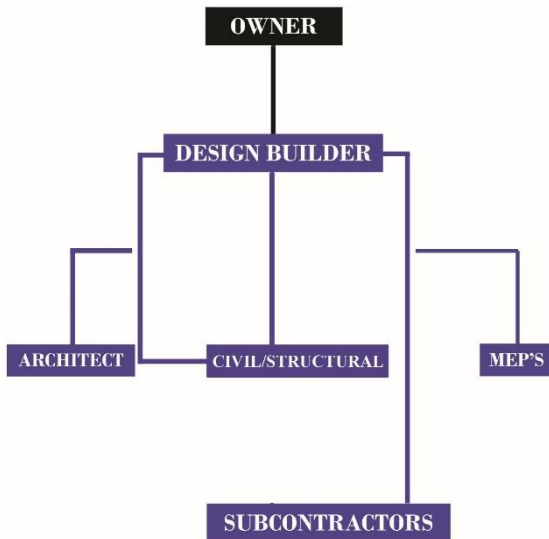
- Time
- Cost
- Experience Level of the Owner

- **Project Drivers**

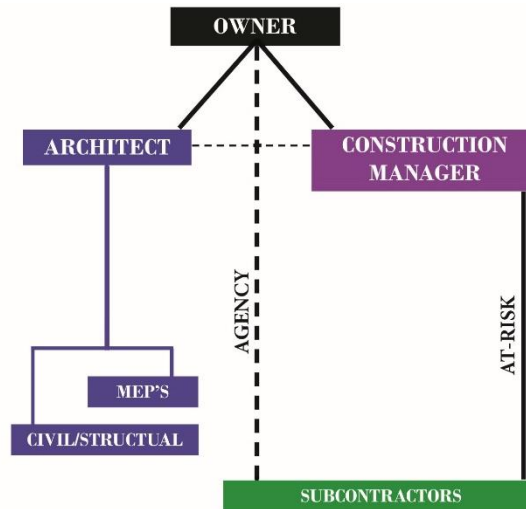
- Cost
- Quality
- Schedule



Design Build Method

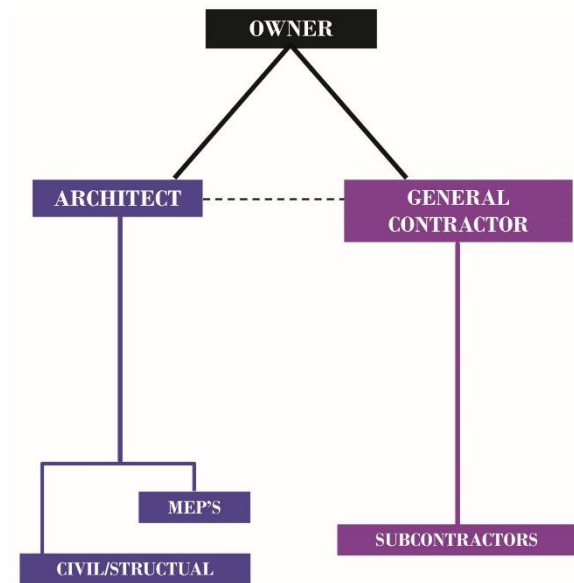


Construction Management Method

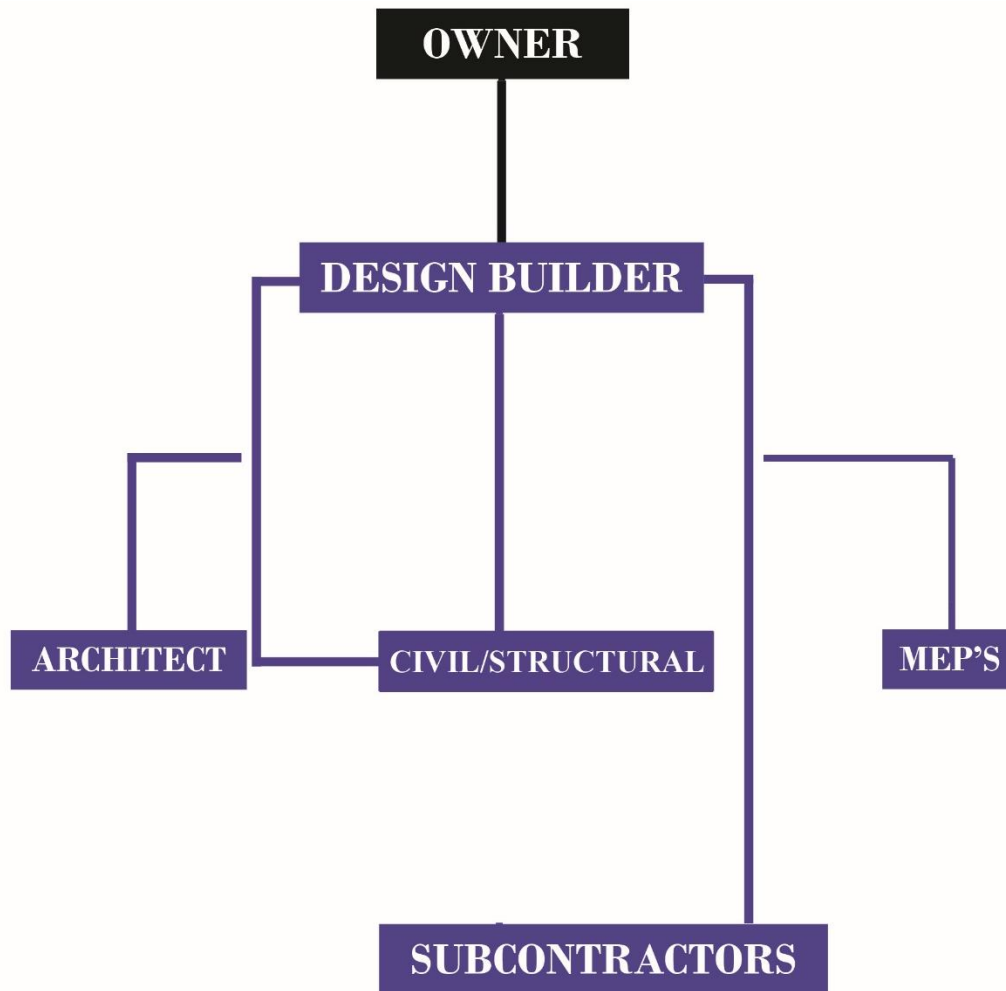


*MEP = Mechanical, Electrical & Plumbing

General Contractor Method



*MEP = Mechanical, Electrical & Plumbing

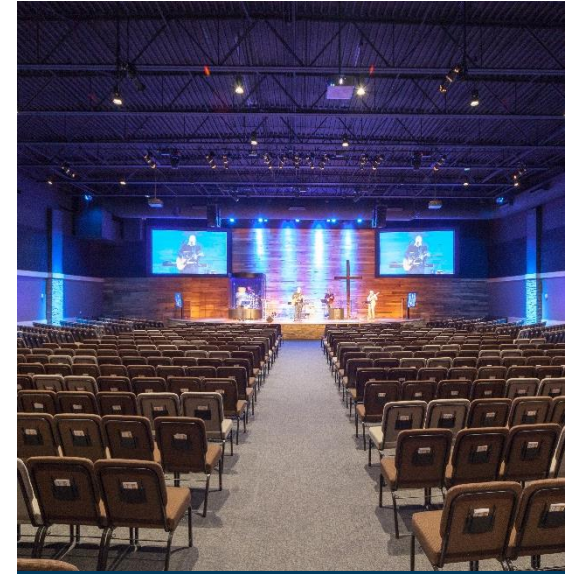


- **Single Source:** One contract with a single entity.
- **Speed:** Bring an idea to market quicker.
- **Open Book/Transparent**
- Commonly used when an owner does not have internal resources to manage multiple parties at once.

Design Build Projects



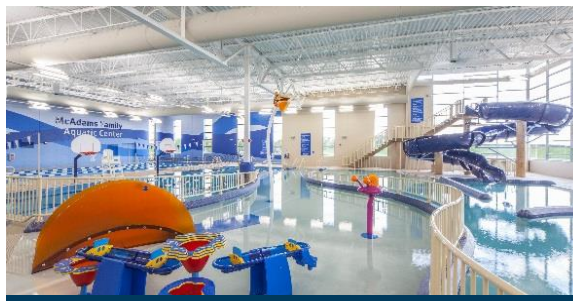
Hmong American Peace Academy - Education



Northbrook Church – Religious



St. Monica's - Senior Living

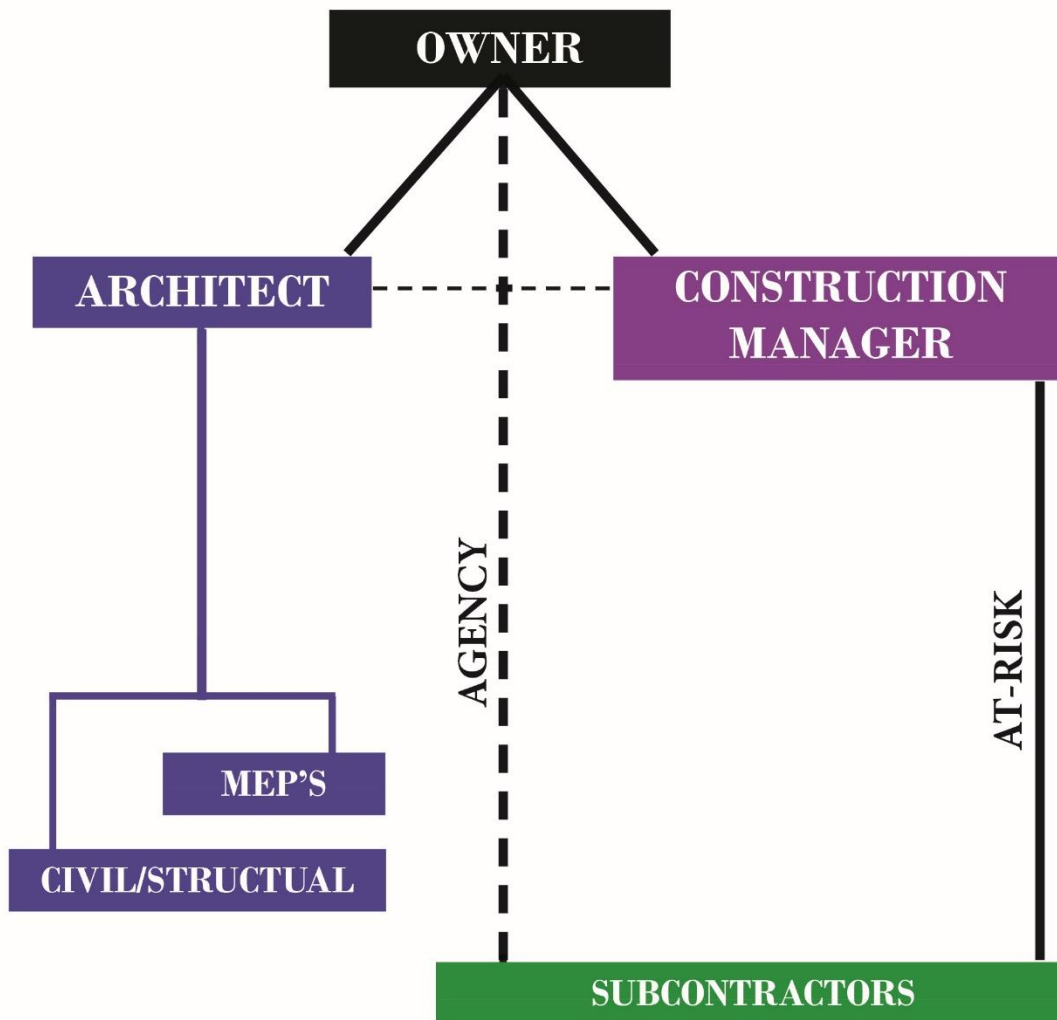


YMCA - Nonprofit



Mount Mary University - Education

Construction Management Method



- **CM At-Risk:** Owner holds contracts with the Architect and Construction Manager (CM).
- **CM Agency:** Owner holds contracts with the Architect, Construction Manager and all subcontractors.
- **Phasing Options**
- **Cost Control**

*MEP = Mechanical, Electrical & Plumbing

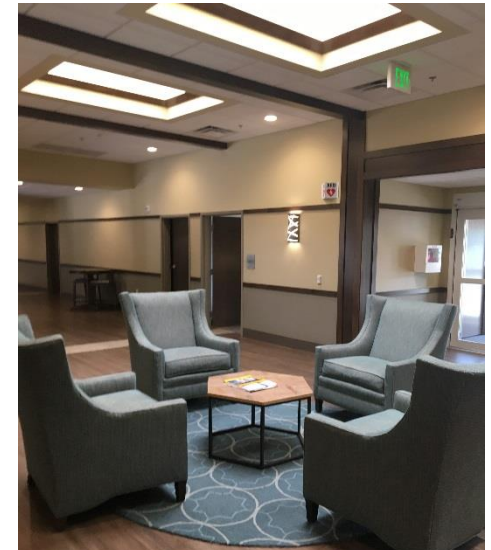
Construction Management Projects



Oak Creek 9th Grade Center- Education



Manseau Flats – Apartment



Bethany Home – Senior Living

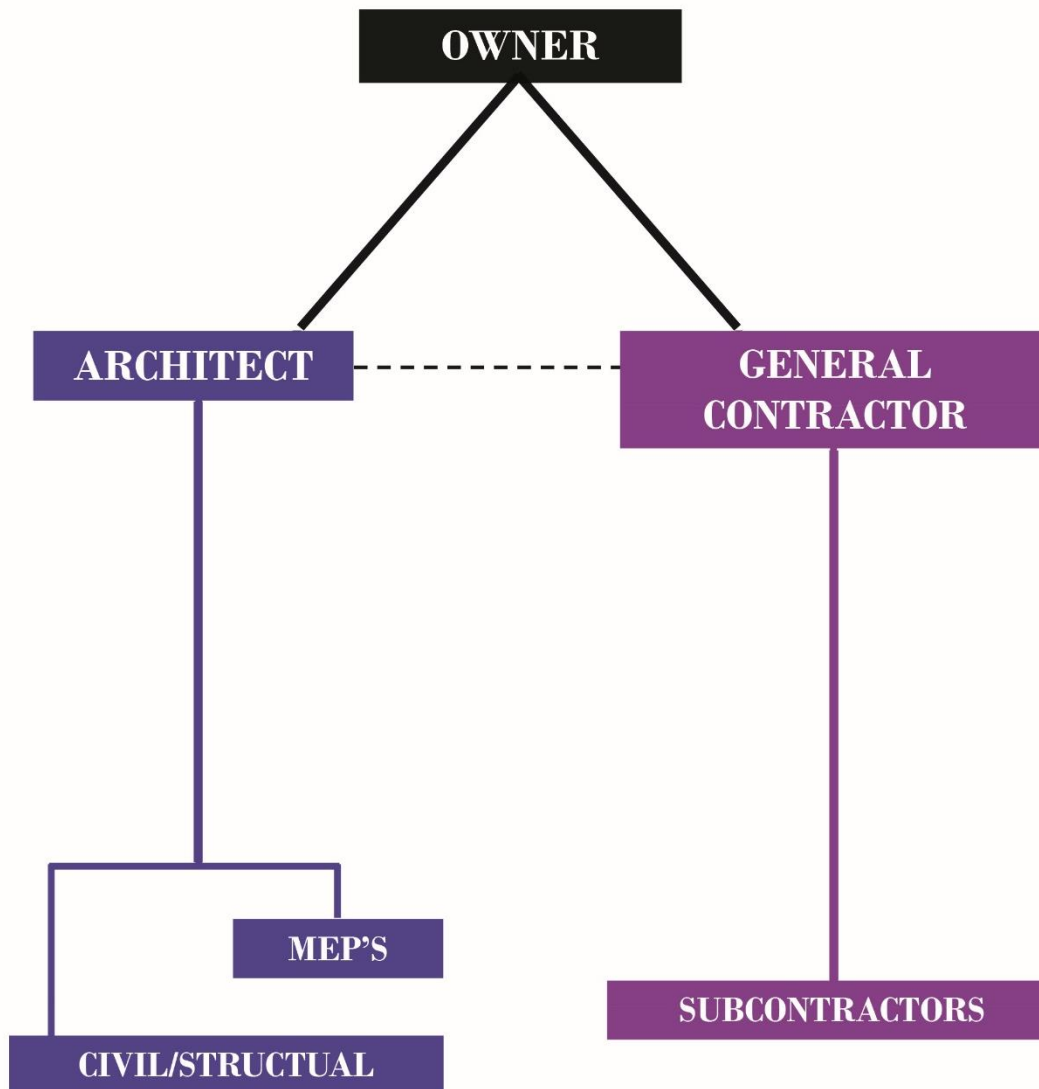


Milwaukee Area Domestic Animal Control Commission (MADACC) - Nonprofit*



Fairway Knoll – Senior Living

General Contractor Method



- Owner holds contracts with the Architect and General Contractor (GC).
- **Architect** is brought in at the beginning to **conduct plan and design work**.
- **GC** is brought in at the time of bidding.
- **Longer Process**
- Owner **controls and facilitates** the process.

*MEP = Mechanical, Electrical & Plumbing

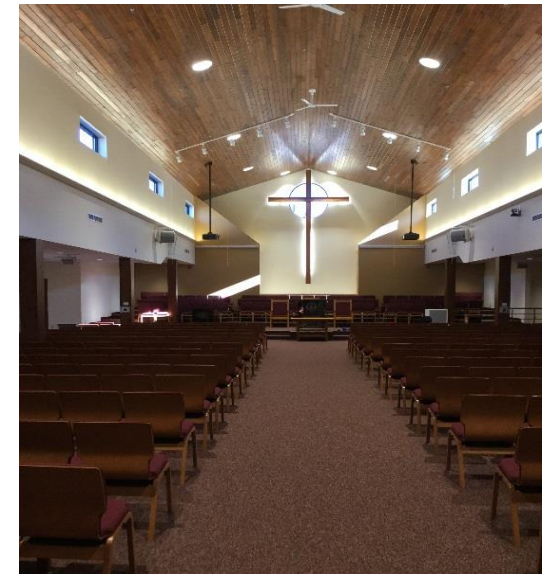
General Contractor Projects



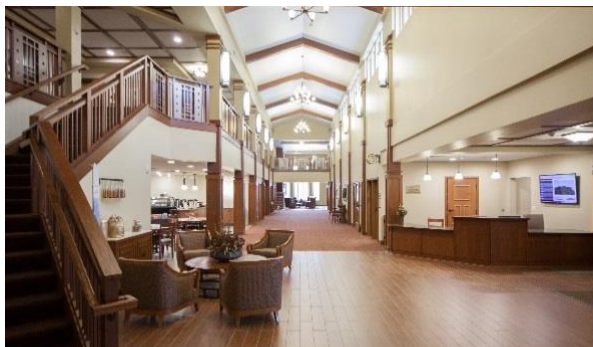
Milwaukee County Zoo Elephant Exhibit - Nonprofit



IKEA - Retail



Ephesians Missionary Baptist Church - Religious



Dickson Hollow - Senior Living



Great Midwest Bank - Financial

General Contractor	Tier 1	3-5 Bids
Construction Manager	Tier 2	Up to 32 Bid Categories
Design Build		Up to 300-400 Bidders

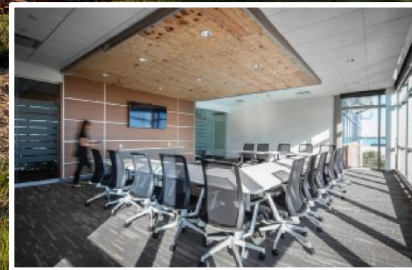
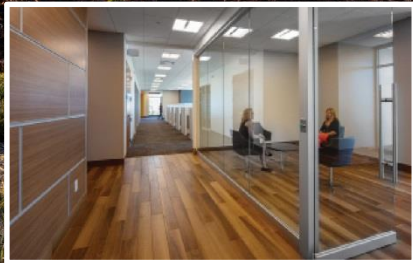
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Questions?

Thank You!

