

Document 205: Methodology Assessment Matrix

The descriptions of the project performance criteria are an expression of the level that can be achieved, noting that for each individual project the actual results may vary. The various criteria are interdependent, for example a highly-qualified Owner's team will usually produce clear, accurate and thorough user requirements which in turn will result in higher-quality contract documents. Higher-quality contract documents will generally result in better-quality design which in turn will likely produce better-quality construction. The appropriate budget and time must be allocated to achieve a high-quality project. When an Owner places restrictions on one of the criteria it will likely cause negative impact on other criteria. When selecting the most suitable delivery method the Owner should consider the sum of the criteria as well as the individual criteria.

PROJECT PERFORMANCE CRITERIA		DESIGN-BID-BUILD	CONSTRUCTION MANAGEMENT	DESIGN-BUILD
DESIGN	For what project complexity is the delivery method best suited?	low to high	low to moderate	low to moderate
	To what extent must user requirements be defined prior to tender?	well defined	not fully defined	well defined
	What level of design quality is characteristically achieved with the delivery method?	high	high	high
	Which delivery method provides multiple design proposals for owner consideration?	no	possibly	yes
	How complex is the design review process for the Owner?	moderate	more complex	simplified
	To what extent can the delivery method accommodate scope/design changes during construction phases?	low	high	low
	To what extent does the delivery method inherently minimize changes?	moderate	moderate	high
	To what degree do the owner and user have direct contact with the designer and are they able to directly influence the design?	high	high	low
SCHEDULE	To what extent can the delivery method achieve accelerated delivery, or ensure delivery to specific schedule?	low	moderate to high	moderate to high
	Ability to accommodate early construction start?	low	high	low to moderate
COST	Potential to obtain an early cost commitment?	low	moderate	high
	To what extent does the method accommodate adjustments to scope during construction to achieve final costs within budget?	low	high	moderate
	To what ability can the delivery method reduce claims/cost for changes and delays?	low	moderate	high
	Ability to manage cash flow?	low	high	low
	To what extent does the method permit the owner to influence systems, materials and construction methods to minimize life cycle costs?	high	high	moderate
CONTRACTING	To what extent is the required design and construction experience and knowledge available for the method?	high	moderate	low
	Ability to prequalify the prime contractor on publicly-funded projects?	low	moderate	high
	Ability to prequalify the prime contractor on privately-funded projects?	high	moderate	high
	To what extent does the method employ a simple bid evaluation and selection system?	high	moderate	low
	What level of construction quality can be achieved with the applicable delivery method?	higher	higher	higher
RISK	To what extent does the method permit the Owner to transfer the liability for design errors and omissions, delays, construction errors and omissions and nonconformances to contract documents?	low	low	high
GENERAL	To what extent do Owners have the experience and knowledge required to employ the method?	high	low	low