The lack of collaboration between the designer and contractor has driven our industry from the traditional design-bid-build approach to alternative delivery methods. These new methods have reduced unexpected change orders, improved project delivery time, increased client satisfaction, and established a better relationship between designers and contractors. However, everything is not quite as easy as it might now seem.

Organizations have had to change how they traditionally execute their projects, which has led to analysis of and changes to existing tools, business processes, and program management. Let's discuss that journey of change within these new delivery methods, and how adding standardization and process to alternative design method projects can help us complete our project controls integrations.

Delivery Methods – Past And Present

First, not all alternative delivery methods are new. So, let's make sure of what we're referring to when we talk about alternative delivery methods.

Design-bid-build was the traditional method that was used in the engineering and construction industry in the beginning. For those of you who don't know, this method follows steps in sequential order just like its name would suggest. The design is completed, then there is a call out for bids from contractors based on the design. The key to this delivery method is that each step has a hand-off; there is not an iterative or collaborative approach between architect/designer and the contractor.

From an infrastructure standpoint, for example, the design-bid-build model was always the norm up until about the mid-eighties to early nineties. Now, one of the most popular models we're seeing is a progressive design build where the client will select a design build team before they even know the scope of the work that they want to design and build. Then, they'll work with that team to define what the scope is. In addition, the contractor is part of that team so there is a collaborative approach between all three parties – the client, the contractor, and the engineer.

Changes to delivery methods have downstream impacts to the

and also when milestones and deliverables can be expected so the construction activities, resources and equipment can also be planned. By planning both engineering and construction activities together, it becomes very easy to see the impact of a design or construction delay to delivering a project on time or early. Critical path can be mapped out to identify areas of risk and focus. While traditionally this information has remained siloed, a more progressive delivery method combines these

About the Author

Catie Williams leads as Vice President of Product Development at InEight, focused on digitalizing the industry and being a champion for change management and business process standardization for contractors, owners, and engineers. Catie started her career as an application developer and quickly pivoted into the data and analytics space. Fast forward to today, Catie oversees several application products that drive productivity growth in the construction and engineering industries. Catie has a passion for efficiency, solving problems, team building and promoting women in S.T.E.M. fields.

About the Article

This article is republished from the InEight Behind the Build online blog. InEight provides field-tested construction project management software for the owners, contractors, engineers and architects who are building the world around us. Customers worldwide rely on InEight for real-time insights that help manage risk and keep projects on schedule and under budget across the entire life cycle.