# TIMELINE

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- **KEY DECISION:**
- **KEY MEETING:**
- **TASK PROGRESS:**
PROJECT DELIVERY

City Goals and Preferences
- Schedule
- Cost Control
- Quality + Durability

Other Priorities
- Collaborative Team Member
- Communication
- Community-oriented
GARDEN CITY AQUATICS FACILITIES

PROJECT DELIVERY

**DESIGN-BID-BUILD**
- Preliminary Design
- Final Design
- Contractor Procurement
- Construction

**Considerations:**
- Longest duration
- No certainty with construction costs
- No design/contractor collaboration

**DESIGN-BUILD**
- Preliminary Design
- D-B Procurement
- Final Design
- Construction

**Considerations:**
- Cost certainty (if using fixed price/best design)
- Requires more up-front preliminary design and RFP development (usually by an Owner’s Engineer)
- Less owner control over design

**CONSTRUCTION MGR. AT RISK**
- Preliminary Design
- Final Design
- CMaR Procurement
- GMP
- Construction

**Considerations:**
- Designer works for owner (more control over design)
- CMaR can be based on qualifications and pre-construction fees
- Guaranteed Maximum Price (GMP) set during final design at agreed upon time
- Earlier coordination between designer and contractor
- Allows for cost savings in material selection and project phasing
Considerations:

- Longest duration
- No certainty with construction costs
- No design/contractor collaboration
- Cost certainty (if using fixed price/best design)
- Requires more up-front preliminary design and RFP development (usually by an Owner’s Engineer)
- Less owner control over design

- Designer works for owner (more control over design)
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