



CHOOSING THE RIGHT CONSTRUCTION DELIVERY STRATEGY

Selecting the Right Delivery
Method for Your Project

The earlier construction expertise is integrated into the Proven Process, the greater the opportunity to improve schedule, cost, and project certainty.



Build The Best - Be The Best

EXECUTIVE INTRODUCTION

Successful projects start long before construction begins.

The planning process, team structure, communication strategy, budgeting approach, and project delivery method all play a critical role in determining cost, schedule, quality, and overall project success.

At Munger Construction, we help owners navigate these decisions by aligning the right delivery strategy with the specific needs of each project. Whether the priority is speed, cost certainty, flexibility, collaboration, or risk reduction, selecting the proper approach early creates stronger outcomes and fewer surprises during construction.

This guide explains the most common ways owners partner with Munger Construction and how each delivery model supports different project goals.



ALIGN THE RIGHT DELIVERY STRATEGY



REDUCE RISK AND UNCERTAINTY



IMPROVE COST, SCHEDULE & QUALITY



BUILD STRONG PARTNERSHIPS

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WHY PROJECT DELIVERY METHOD MATTERS

The delivery method you choose impacts each aspect of your project.



BUDGET TRANSPARENCY

Affects cost visibility, pricing accuracy, and financial control.



SPEED OF DELIVERY

Impacts how quickly your project reaches completion.



OWNER INVOLVEMENT

Determines your level of control and decision-making.



RISK ALLOCATION

Impacts who assumes risk and how it is managed.



DESIGN FLEXIBILITY

Affects how changes are managed through the design process.



TEAM COLLABORATION

Impacts coordination, communication, and problem solving.



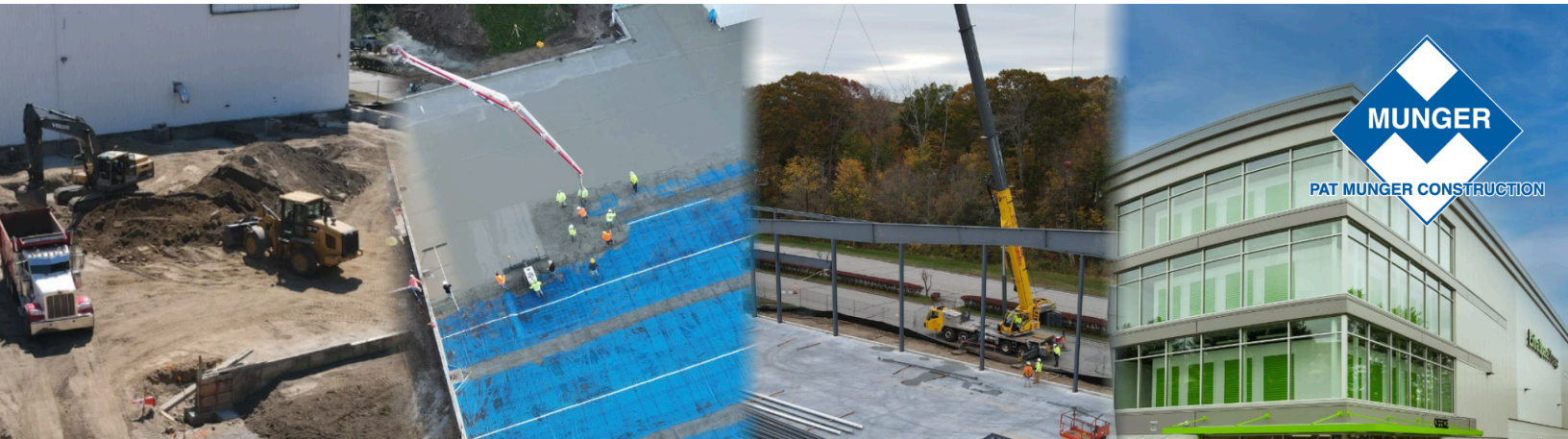
CHANGE ORDER EXPOSURE

Impacts the likelihood of scope changes and additional costs.



SCHEDULE PREDICTABILITY

Affects how accurately timelines can be managed.



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WHICH APPROACH FITS YOUR PROJECT?

Every project is unique. Use this guide to help determine which delivery method best aligns with your goals, timeline, risk tolerance, and desired level of involvement.



PLAN & SPEC (DESIGN-BID-BUILD)

The traditional project delivery approach where design is completed before contractors are selected through competitive bidding.

BEST FOR

- ✓ Clearly defined scopes
- ✓ Traditional bidding environments
- ✓ Public and municipal projects



CONSTRUCTION MANAGEMENT (CM)

Collaborative project leadership providing oversight, coordination, transparency, and owner advocacy throughout design and construction.

BEST FOR

- ✓ Complex or phased projects
- ✓ Occupied facilities
- ✓ Owners seeking greater visibility and control



DESIGN-BUILD

An integrated delivery method combining design and construction under one contract with a unified team and single point of responsibility.

BEST FOR

- ✓ Streamlined project delivery
- ✓ Unified team collaboration
- ✓ Simplified owner communication
- ✓ Integrated design and construction leadership



PLAN & SPEC (DESIGN-BID BUILD)

Plan & Spec, also known as Design-Bid-Build, is the traditional construction delivery method where the project is designed before contractors are invited to bid. The owner hires an architect and engineering team to develop complete construction drawings and specifications, which are then used by contractors to prepare competitive bids. After bids are received and evaluated, the owner selects a contractor to perform the work.

This approach provides owners with a clearly defined scope and the ability to compare bids based on the same set of documents. It is commonly used for public, institutional, and commercial projects where competitive bidding is required or preferred.

While Design-Bid-Build offers pricing transparency and a straightforward procurement process, contractor involvement occurs after the design is complete. As a result, opportunities for early cost savings, value engineering, and schedule optimization may be limited compared to more collaborative delivery methods. Success depends on the quality of the design documents and effective coordination among the owner, design team, and contractor throughout construction.



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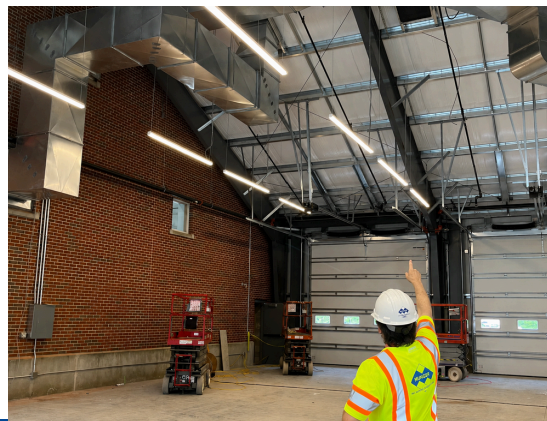


CONSTRUCTION MANAGEMENT (CM)

Construction Management (CM) is a collaborative project delivery method in which a Construction Manager is brought on during the design phase to provide expertise on budgeting, scheduling, constructability, and project planning. Rather than waiting until design is complete, the Construction Manager works alongside the owner and design team to help guide decisions that improve project outcomes.

This early involvement allows for proactive cost control, value engineering, and schedule optimization before construction begins. The Construction Manager can also assist with bid package development, subcontractor procurement, and coordination throughout the project lifecycle.

Construction Management is often selected for projects where collaboration, flexibility, and budget certainty are priorities. By integrating construction expertise early in the process, owners can reduce risk, improve decision-making, and enhance overall project efficiency while maintaining greater visibility into costs and scheduling.



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DESIGN-BUILD

Design-Build is a project delivery method where a single entity is responsible for both the design and construction of a project. Instead of the owner managing separate contracts with the architect and contractor, the owner works with one team that provides a unified approach from concept through completion.

Because design and construction are integrated, collaboration begins early in the process, allowing for faster decision-making, improved cost control, and streamlined communication. The Design-Build team can evaluate construction methods, materials, and budgets during design, helping to reduce risk and minimize changes later in the project.

Design-Build is often chosen when speed, efficiency, and accountability are priorities. By creating a single point of responsibility, owners benefit from enhanced coordination, reduced administrative burden, and a more predictable project delivery process.



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Our Core Competency:

Building Long Lasting Relationships With Customers and Partners.

We Add Value From Start to Finish:

Convenience, Advice, Integration of High-quality Products,
Design/Build Services, Support.

No Shortcuts:

Built to the Highest Structural Standards Without Compromising
Integrity, Quality or Professionalism.



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