



## **Contract Delivery Systems: Making the Construction Process More Manageable**

To avoid difficulties when securing quality construction services for a construction project, certain contract delivery systems can be used. These systems are widely known throughout the construction industry because they aid the prospective builder when beginning the construction process.

There are several options when considering the contract delivery system. The builder may call individual contractors for bids, hire a general contractor, enlist the help of a design professional and, depending upon the size of the project, utilize a construction management company. These methods are not the only ways to make the construction project go smoother, but they can be used as a general guide for individuals starting a building project.

The easiest project delivery method is [for the prospective builder] to call contractors and get quotes, bids or prices. This method is mainly used for smaller projects such as painting, new flooring, plumbing repairs and electrical work.

When undertaking a larger construction job, hiring a general contractor and/or design professional is a helpful step to ensure the project will be completed correctly, within budget and plans were followed from start to finish.

A construction management company is another popular delivery system for large construction projects. A construction manager works with the contractor and/or design professional to finalize construction details, bid out additional phases of the project and advise the builder on contractor selection and administrative duties throughout the entire construction project.

This is not an exhaustive study of contract delivery methods. All systems have variations and can be tailored to the specific needs of the builder. Each method has unique characteristics and legal ramifications that must be fully understood before utilizing them. A little research up front and the selection of a system that meets your specific needs can help make your next building project a success.