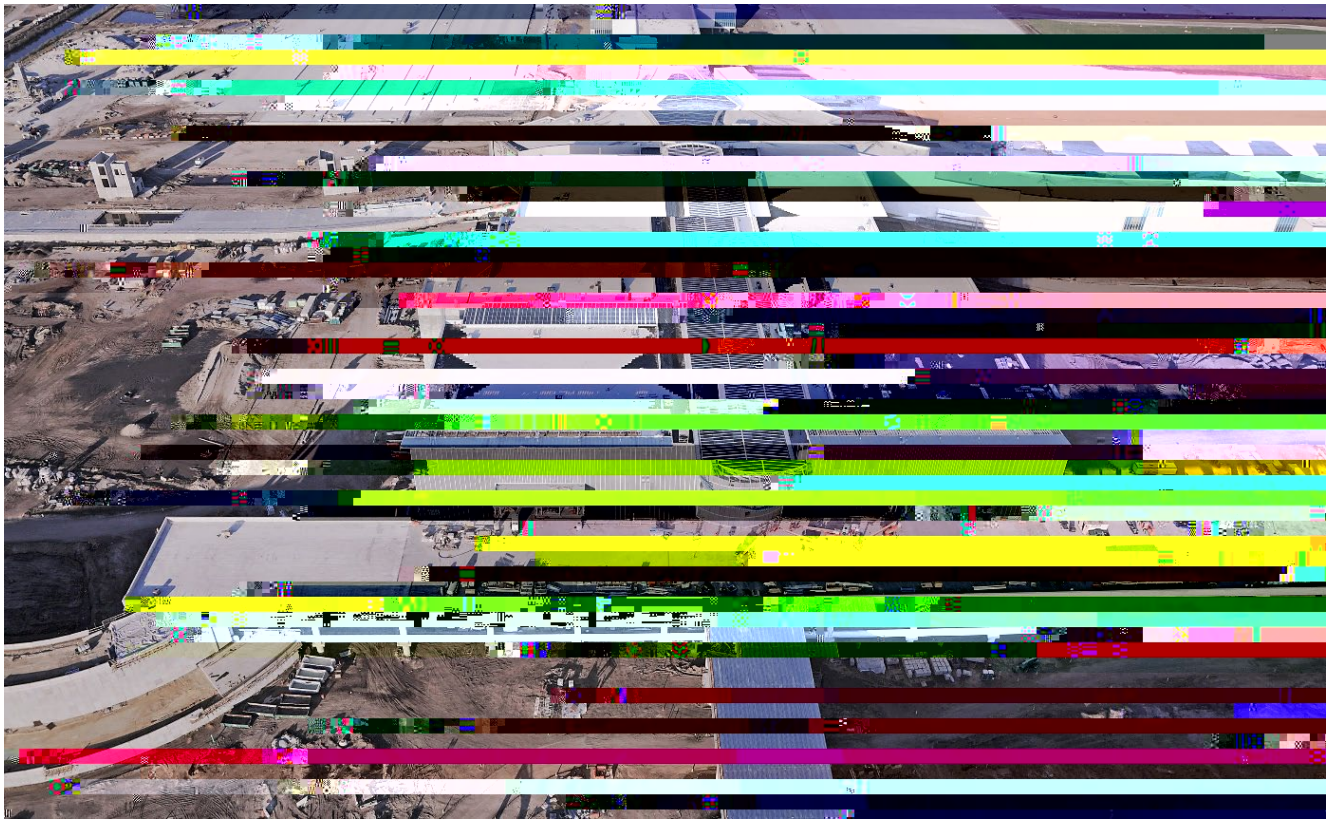
Airport Owners' Guide to Project Delivery Systems

3rd Edition



Developed by a Joint Committee of the
Airports Council International-North America (ACI-NA),
Airport Consultants Council (ACC) and
the Associated General Contractors of America (AGC)

Preface

Acknowledgements

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Introduction

Project Delivery Systems and Procurement Methods

A. Project Delivery Systems (PDS) Definitions

Disadvantages of DBB

Disadvantages of CM@R

Traditional Design -Build (TDB)

Defining Characteristic 1:

Defining Characteristic 2:

Definition Characteristic 3:

Defining Characteristic 4:

B. Procurement Methods Definitions

Qualifications versus Price

1. Low Bid –

2A. Best Value: Total Cost –

Contract Considerations

Figure III-1: Sample Compensation Approach Chart

Indemnity

The Arbitration Route

Dispute Resolution Boards

Owner’s Resources, Experience and Capabilities

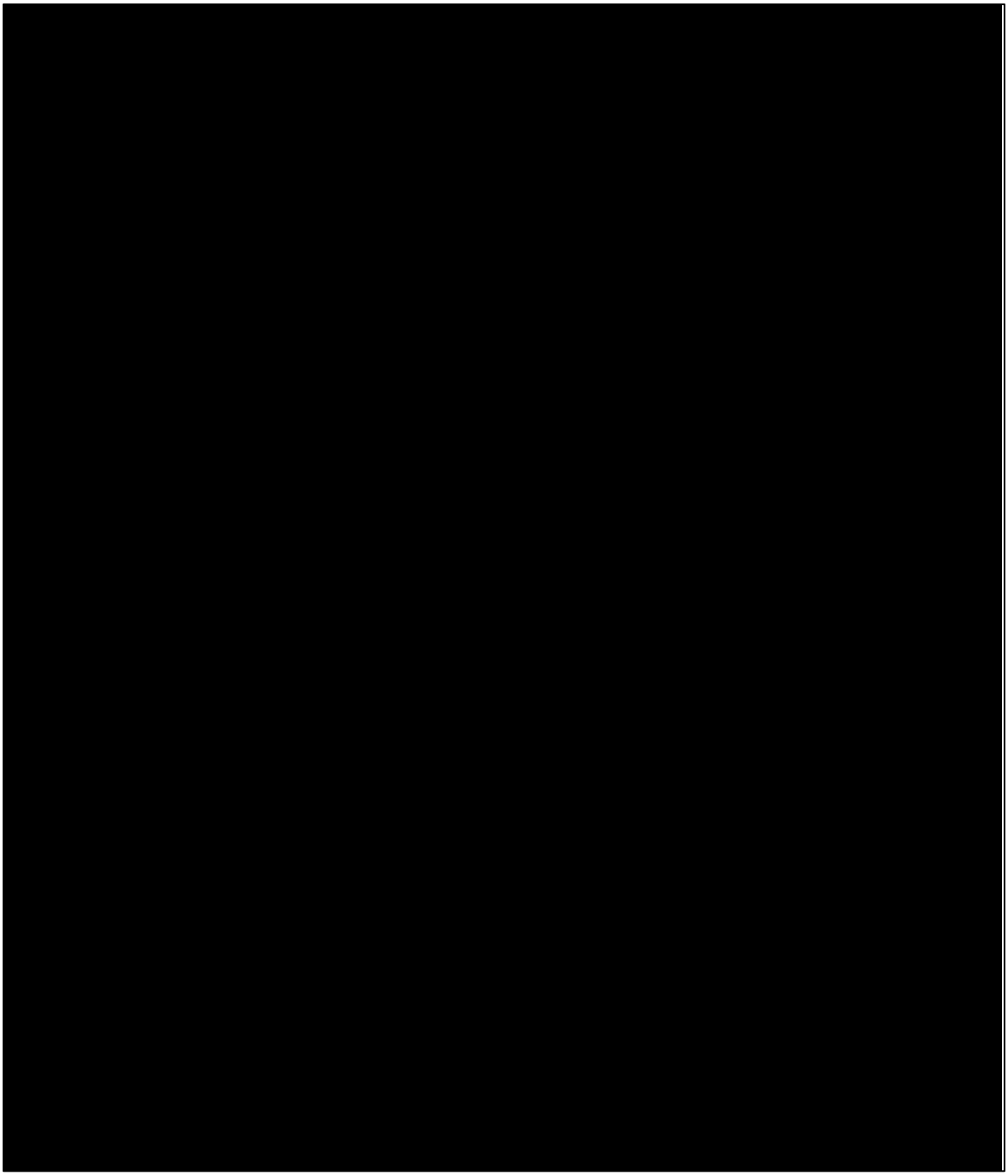

Figure V-1: Example Project Description Checklist

Identify Project Goals

Other Factors

Identify Project Constraints

Constraints

Analyze Project Goals and Constraints

Project Funding and Financing Considerations

Competitive design approaches (innovations) that can result in greater value-for-money for the owner.

Payments may not count against debt limits

D. When is a P3 Appropriate?

Negotiation of the P3 agreement:

f

Collaboration

Traditional Project Delivery	Comparative Characteristic	Integrated Project Delivery
	Teams	
	Process	
	Risk	
	Compensation / Reward	
	Communication / Technology	
	Agreements	

Figure II-2: Ways in which IPD differs from Traditional Project Delivery

Appendix B – Industry Studies Comparing Project Delivery Performance

Benefits of Established Delivery Systems

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Performance area	Performance metric	Units	Mean value			
			DBB	CM@R	DB	IPD
Cost						

Appendix C – Contract Document References

Appendix D – PDS Selection: An Owner's Example

Table D-1: Procurement and Contracting Issues Analysis

Table D-2: Roles and Responsibilities

Project Delivery System Selection Criteria

Table D-3: Project Delivery Systems Advantages/Disadvantages

Appendix E – PDS Selection Tools

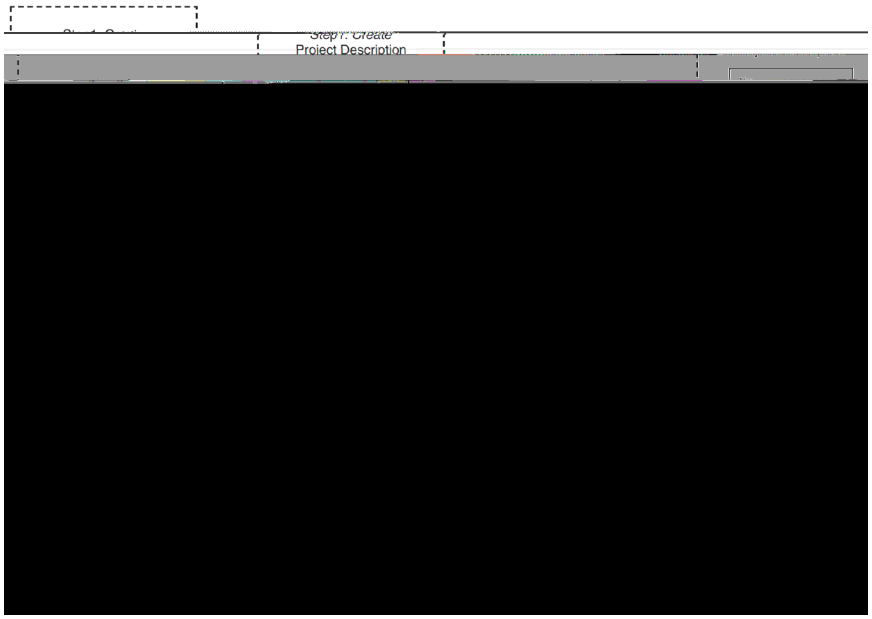

Figure E-1: Tier 1 - Analytical Delivery Decision Approach

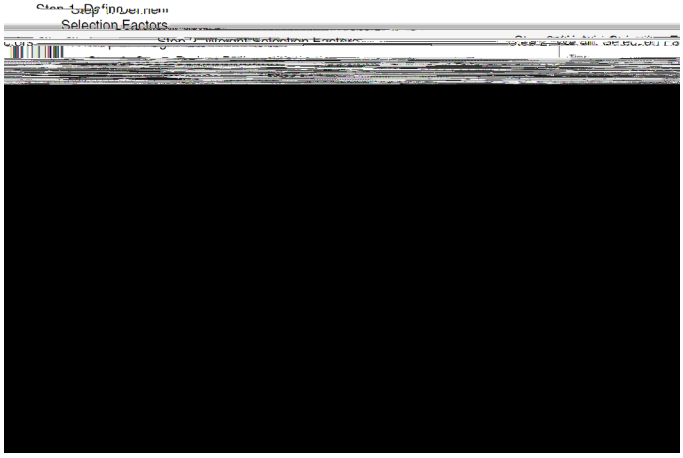

Figure E-2: Tier 2 - Weighted-Matrix Delivery Decision Approach

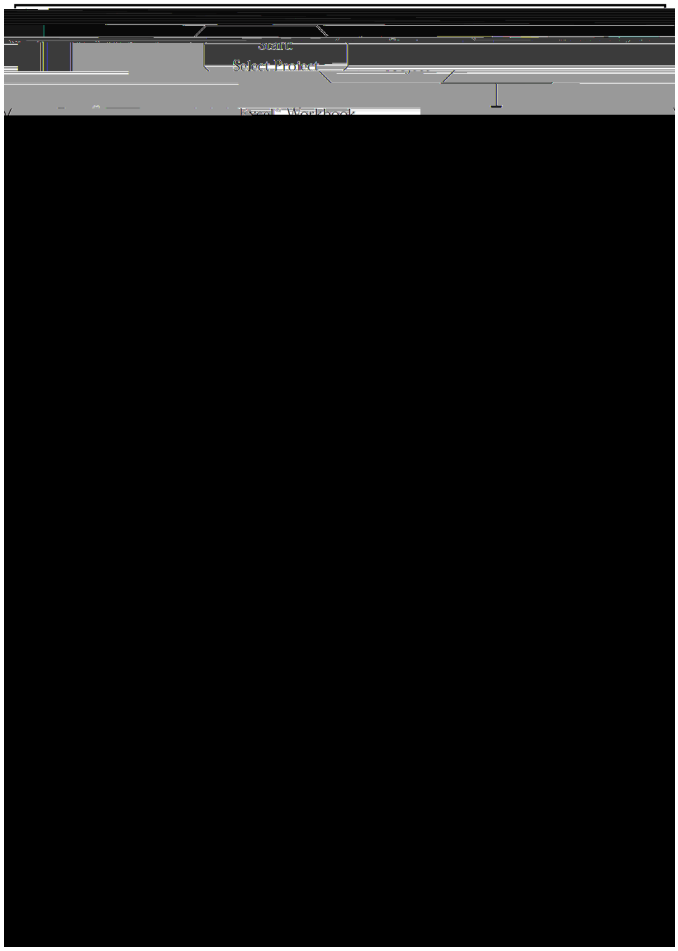

Figure E-3: Process Flow Chart

University of Colorado, Boulder, CO (Aug 2014). "Guidebook for Selecting Alternative Contracting Methods for Roadway Projects: Project Delivery Methods, Procurement Procedures, and Payment Provisions"

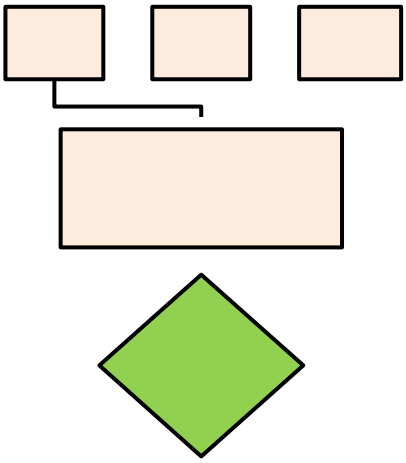

Figure E-4: Project Delivery Selection Matrix Process

Considerations and Best Practices in Navigating DB & CM@R Using AIP

Strategies for Working with FAA