

The Bridging Method of Construction Project Delivery



To get a Firm Price for Design
& Construction for the Owner
in Half the Time & Half the
Design Cost to that point
compared to any other
method.

Typically at least 4-5% lower
prices for fully equivalent end
products.

Earlier Completion of Construction

Contractor initiated Change
Orders that have run well
below 1% of Contract Price

Owner initiated Change
Orders running no higher
than in other delivery
methods

Little or no exposure for
the Owner upon
occupancy to costs or
delays in fixing the ever
present “bugs”

Professional liability
exposure for the Owner's
Design Team virtually goes
away.

Contractor has opportunity
for early input into
construction methods.

In Summary:

- Less Risk for Owner & ODC
- Lower Construction Costs
- Earlier Completion
- Less Hassle

Method of Procurement	Developers regularly in market for construction	Wal-Marts of the World	Public Sector Owners	Private Sector Owners not regularly in the market
Negotiations & Relationships				
Bidding & Competitive Bidding				

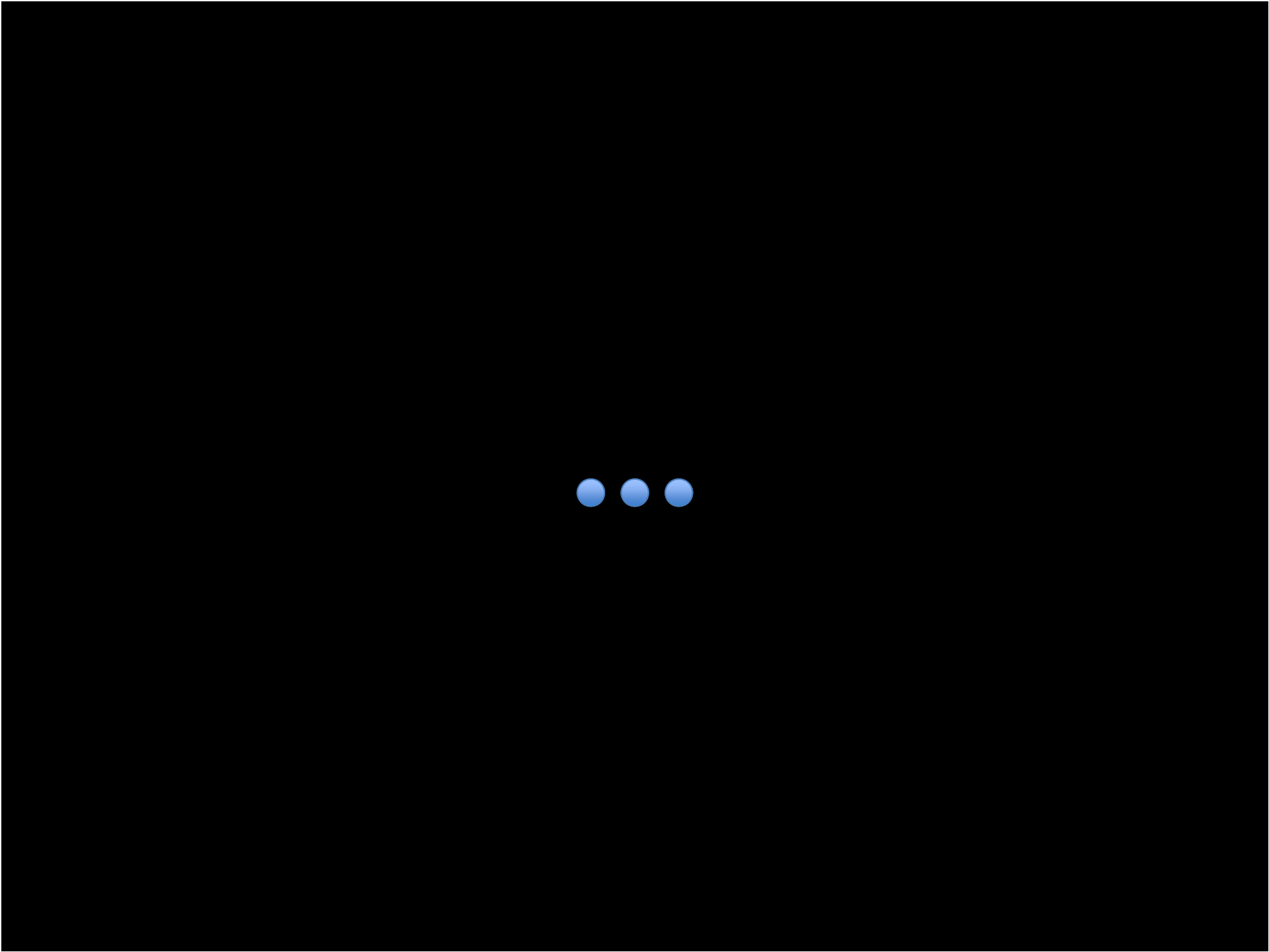
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Negotiations & Relationships	✓			
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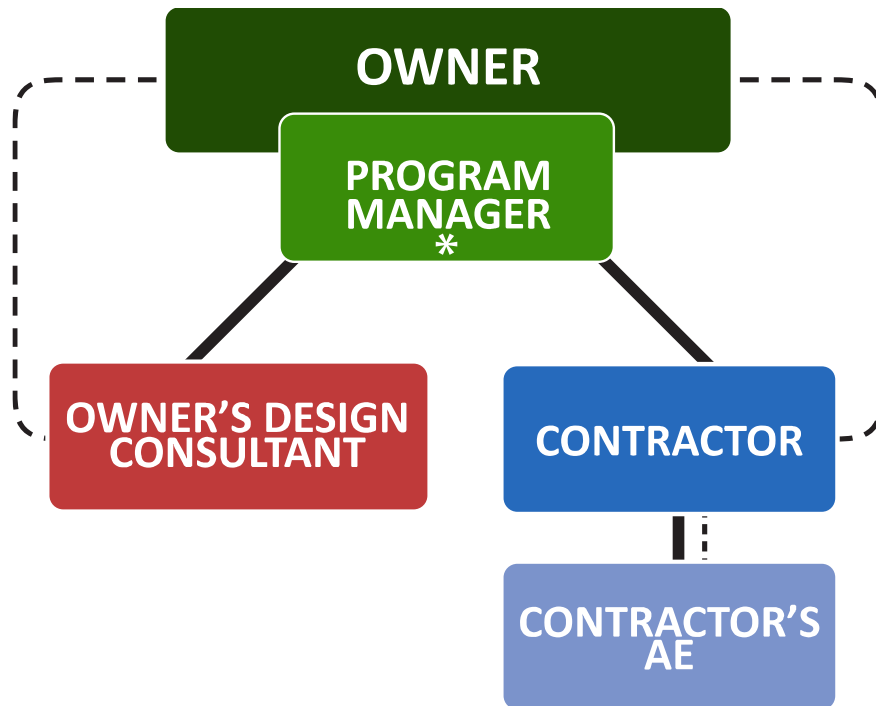
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Negotiations & Relationships	✓	✓	✗	✗
Bidding & Competitive Bidding				

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Negotiations & Relationships	✓	✓	✗	✗
Bidding & Competitive Bidding			✓	✓

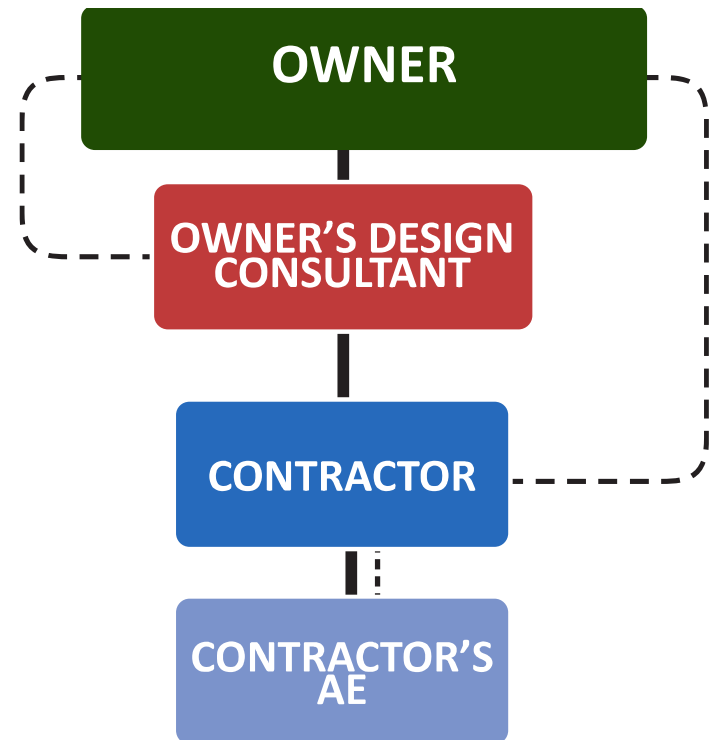
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The Bridging Method

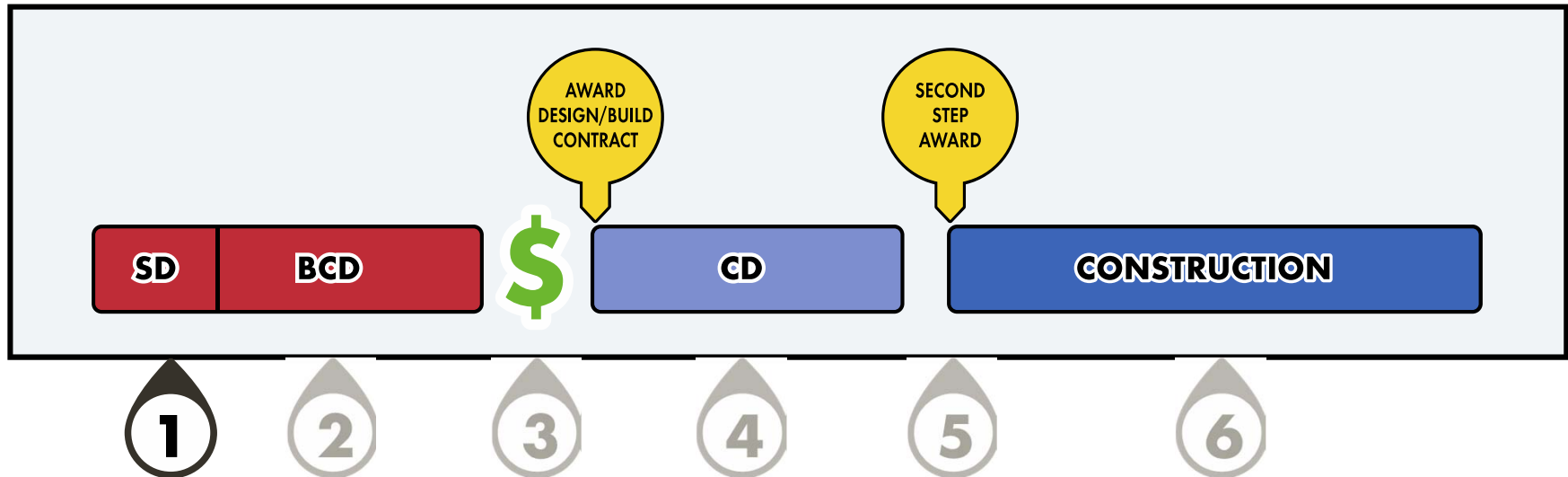


Bridging w/ Program Manager

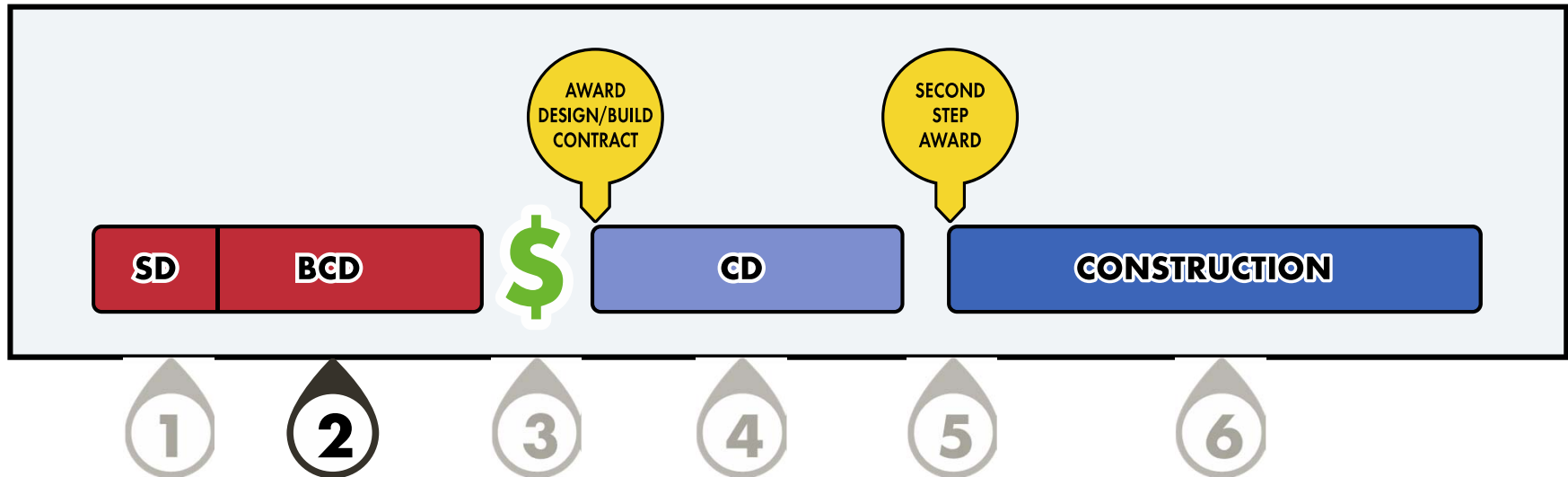


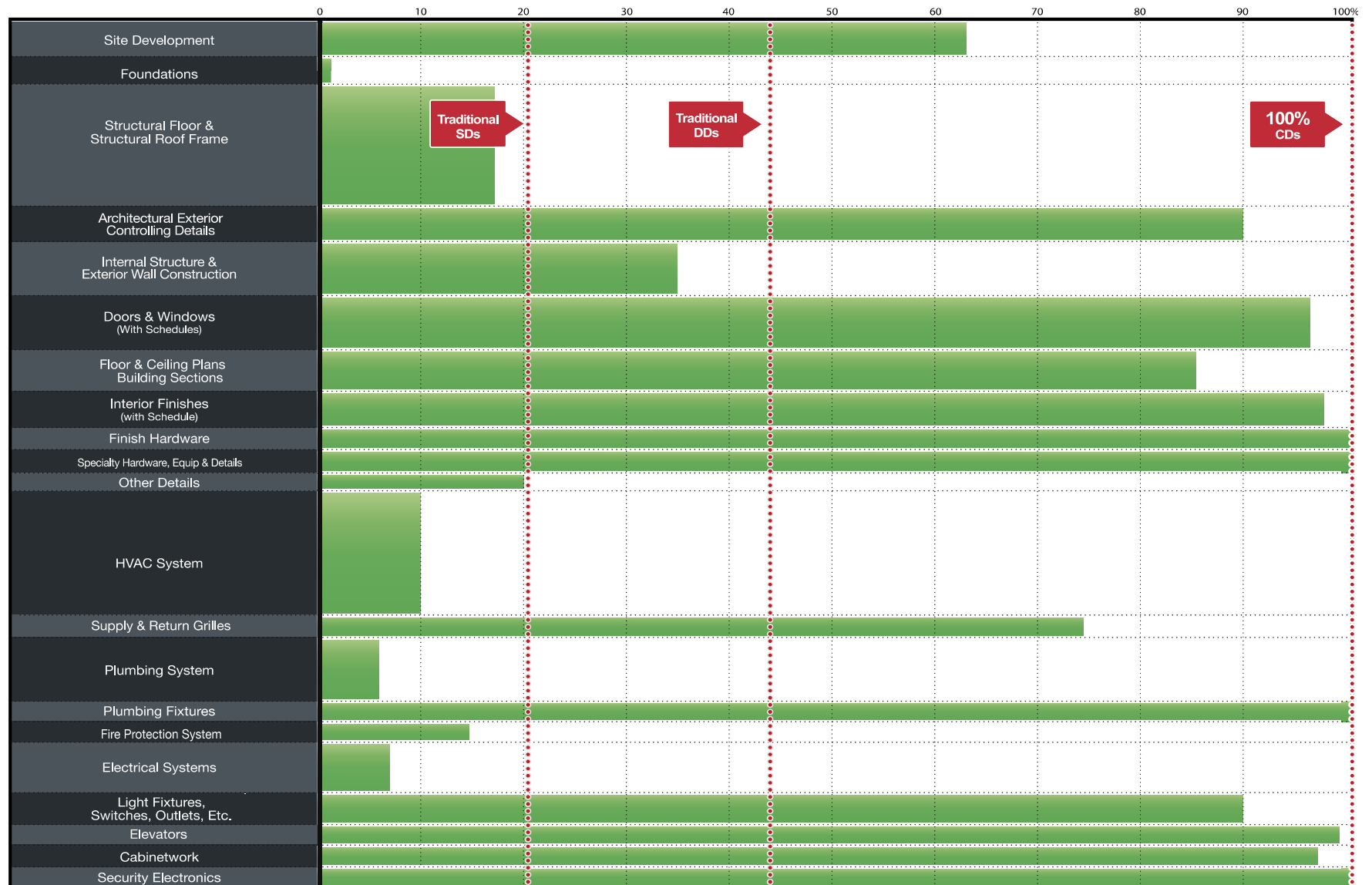
Bridging w/o Program Manager

BRIDGING METHOD

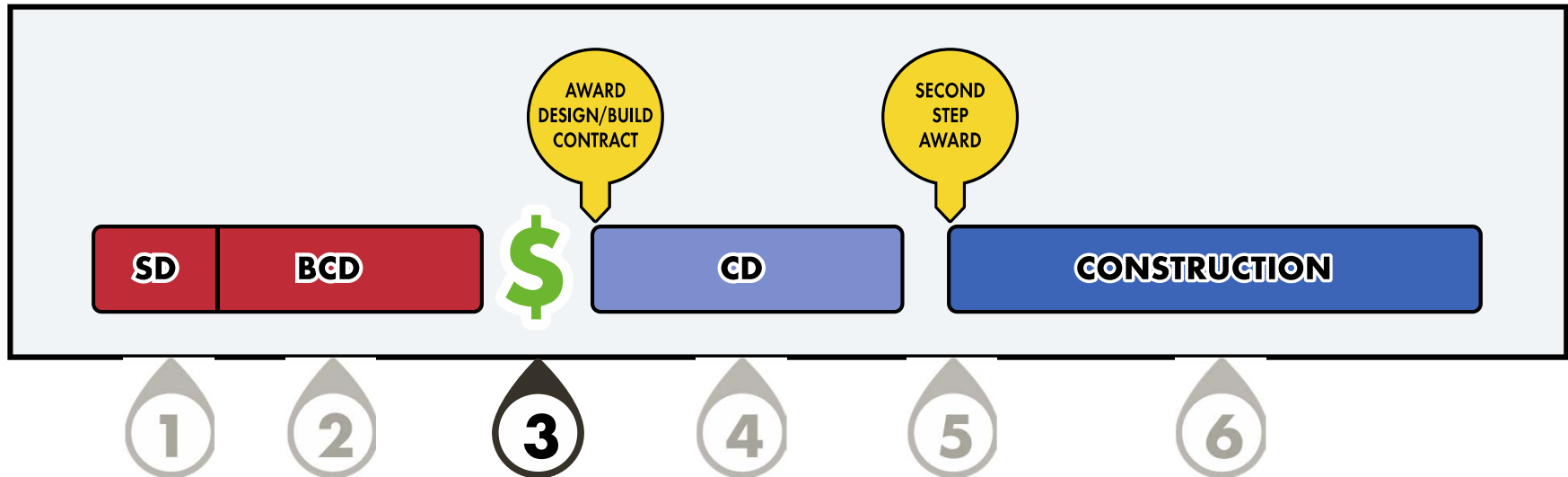


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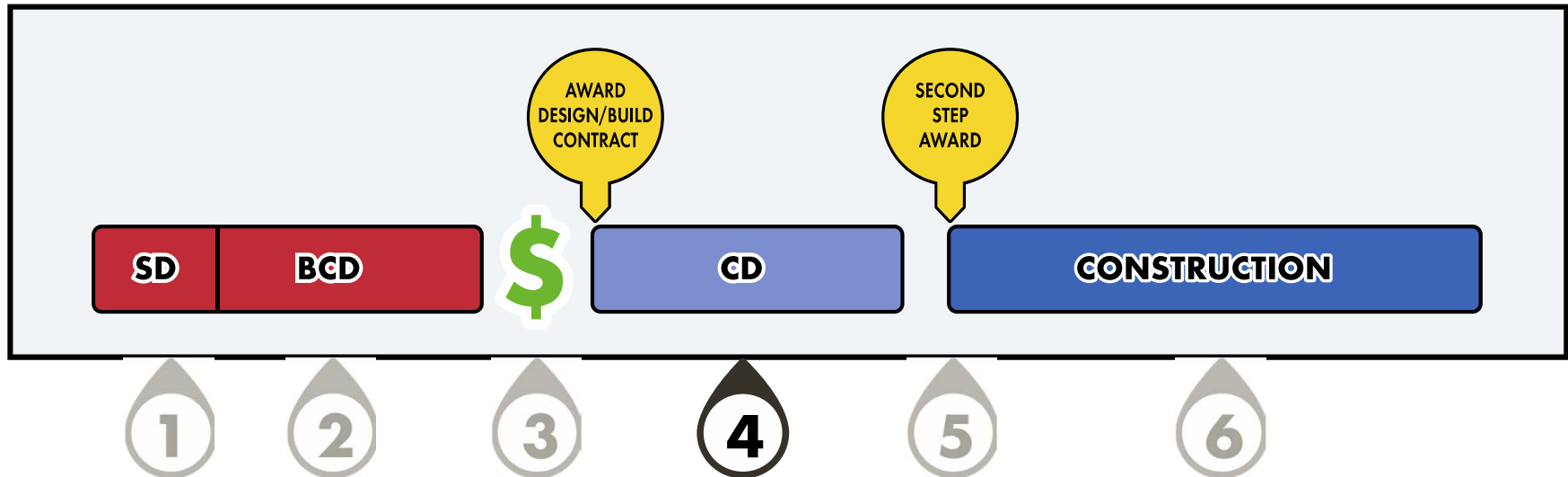




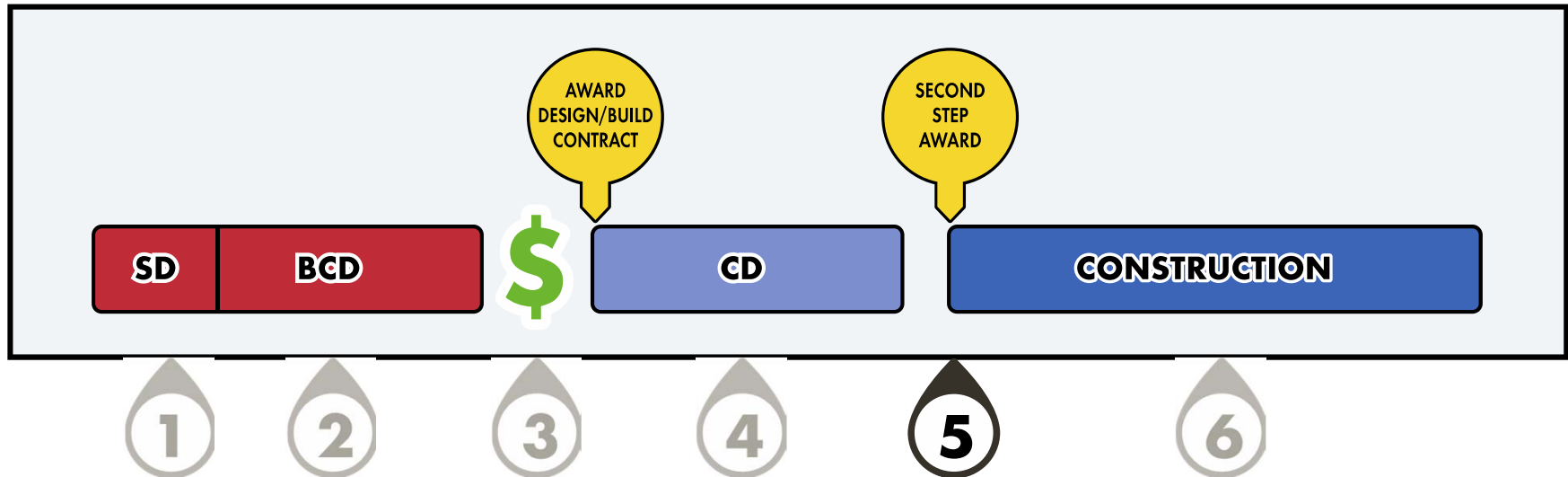
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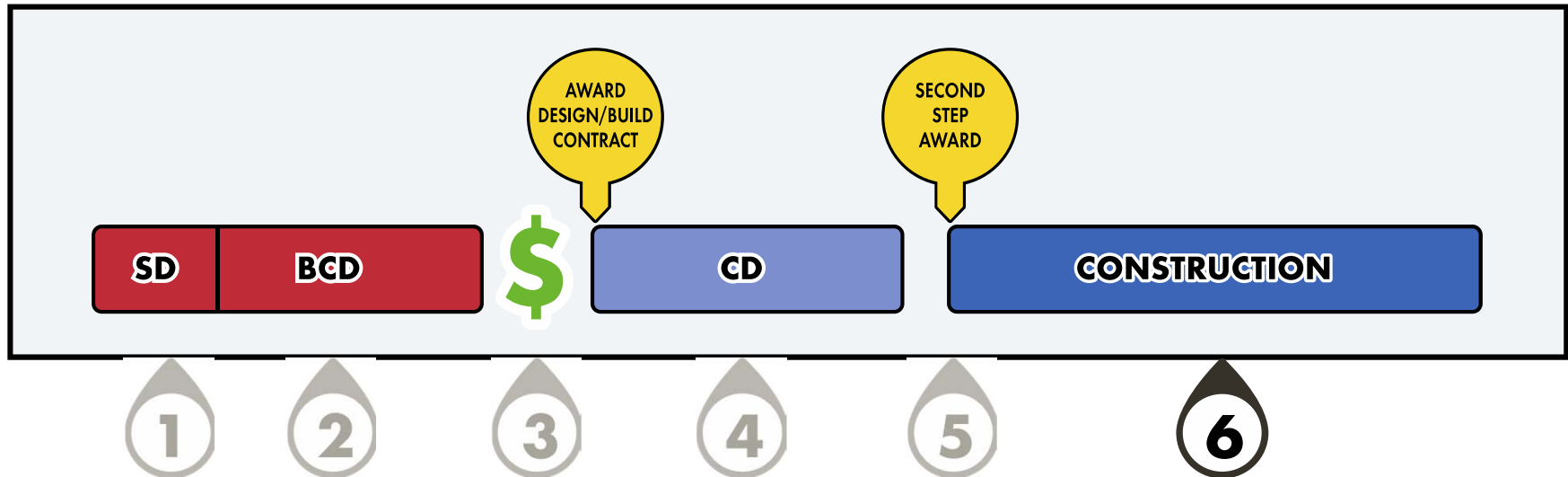
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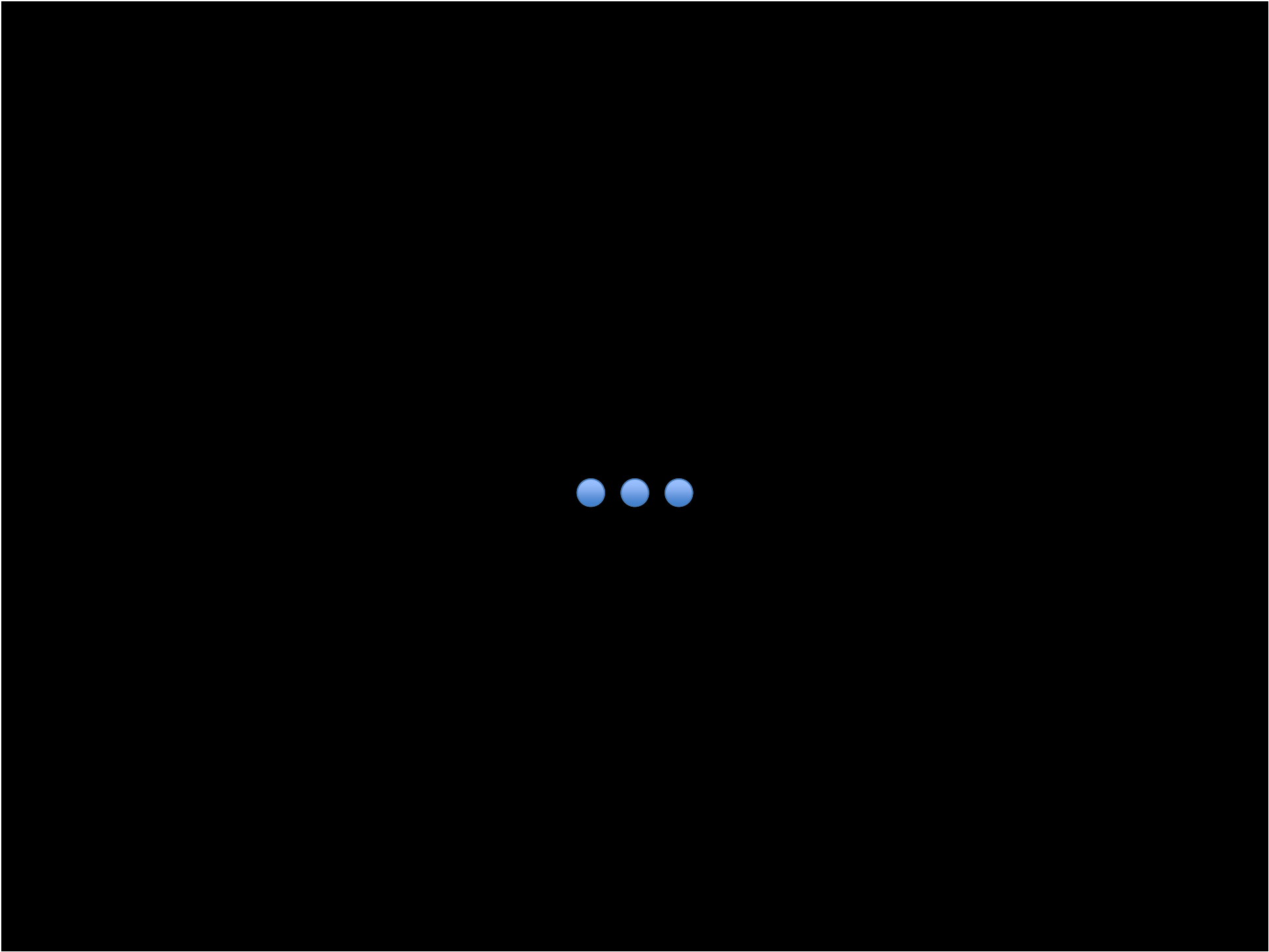


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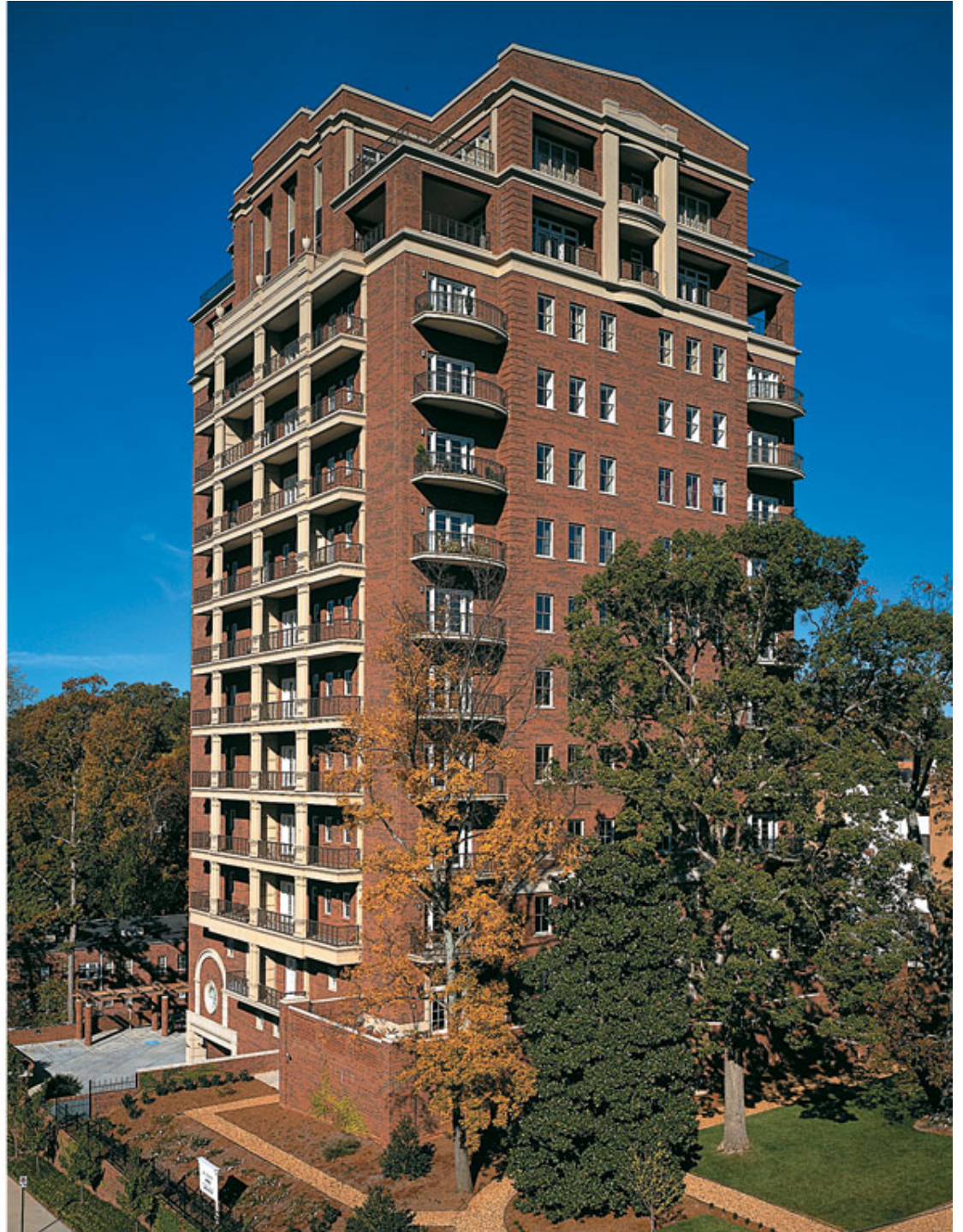












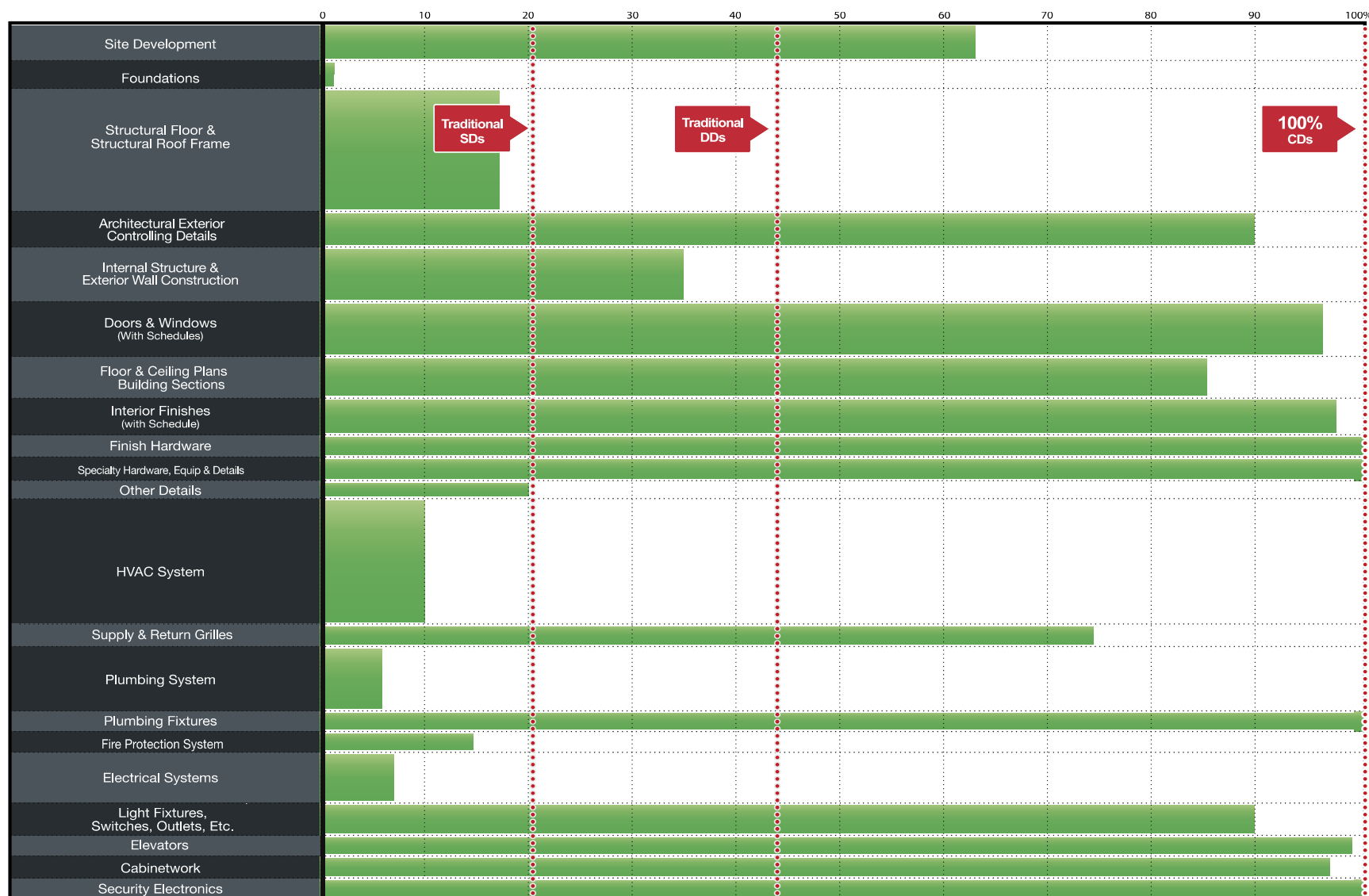
SD

BCD



CD

CONSTRUCTION





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