

## **5 Methods of Project Planning**

Five different methods are available to an owner of a property who has decided to embark on a construction project. They are:

**Traditional Approach:** the owner hires a design professional and a general contractor who in turn, hires the various trade subcontractors.

**Fast Track Approach:** the owner decides that the paramount factor is the speedy completion of the project.

**Single Source Design Builder:** who will not only design the construction project for the owner, but also will construct the project according to its design.

**Design Professional plus Construction Manager:** who "holds" the contracts with trade contractors and executes the design professional's construction plan.

**Owner Holds the Contract:** but selects a design professional and a construction manager who simply manages the trade contractors.

Given below are the names and websites of the trade associations which prepare standard form construction contracts for all of the delivery methods discussed herein:

American Institute of Architect: [www.aia.org](http://www.aia.org) and [www.aiachicago.org](http://www.aiachicago.org)

Associated General Contractors of America: [www.agc.org](http://www.agc.org)

Engineers Joint Committee

Design Build Institute: [www.dbia.org](http://www.dbia.org)