APPENDIX B
CONSTRUCTION PROJECT DELIVERY METHODS

	Design-Build (DB)	Design-Bid-Build (DBB)	Progressive Design-Build (PDB)	Construction Manager at Risk (CMAR)
Description	Owner provides a contract to a single firm that handles both the design and construction aspects	"Traditional project delivery" involving a design team and a general contractor working directly for the owner under separate contracts	"Stepped" or "integrated" approach in which everyone involved is on a single contract that is predetermined before design begins	Construction Manager (CM) acts a representative during both the design and construction phases and financially at risk
Selection Criteria	Best value/price, stipulated sum	Local bidders for lowest cost option	Qualifications based with fixed budget	Off-ramp options with cost certainty
Owner Role	Limited control over design/quality once contract awarded, need detailed procedures to "pre-qualify" entities	Maintain control over design process and development of plans and specifications for competitive bids	Highly involved and collaborative during design phase and lock-in a single source of contractual responsibility	Early input from builder for value engineering, as design (architect) and construction are separate contracts
Cost Considerations	Locks in pricing at earliest stage and often prior to fully defined scope	Competitive bidding process focused on lowest responsible contractor/bidder	Price commitment after design-build firm works with owner on scope, schedule, budget and terms	Guaranteed Maximum Price (GMP) agreed to by the CM
Advantages	Streamlined approach for fastest delivery	Sequential phases, most opportunity for local bidders and (sub-)contractors	Greater design control and defined scope when locking in pricing	Reduces risk for owner with ability to reject nonconforming contractor work
Disadvantages	Requires scoping documents to obtain best pricing	Takes longer to execute with less collaboration	Smaller bidding pool and more legally complex agreements	Shifts risk during pre-construction with contingencies