

Project Delivery Method Comparison Guide

	Description	Advantages	Disadvantages
MULTIPLE PRIME	Traditional approach in which the owner hires an A/E to fully document the project criteria and design prior to bidding. Multiple packages are separately bid and awarded to the lowest responsive and responsible prime contractors. The owner holds all prime contracts and is responsible for coordination during construction.	<ul style="list-style-type: none"> Familiar delivery method Fully defined project scope Both designer and contractor accountable to owner Creates most prime bidding opportunities (lowest bonding) Lowest initial price Good for simple projects that are not schedule-driven and not subject to change 	<ul style="list-style-type: none"> Linear process means longer schedule Limited control over contractor and subcontractor selection No design or cost input from contractor Lack of flexibility for change Can be adversarial in nature Not good for complex projects that are schedule-driven
CM as AGENT	An owner's agent is hired through a qualifications-based selection process during the design phase. The owner's criteria and full design is documented by a separate A/E. The CMA provides estimates during design, assists with bidding, and coordinates prime contractors during construction. The owner bids and holds all contracts for construction.	<ul style="list-style-type: none"> Fully defined project scope Supplements owner's staff Independent professional services & expertise for owner Creates most prime bidding opportunities (lowest bonding) 	<ul style="list-style-type: none"> Adds level of bureaucracy Limited control over contractor and subcontractor selection Owner still holds contracts for construction Not suited for small projects Drawbacks common to the design-bid-build process
GENERAL CONTRACTING	A linear design-bid-build process in which the owner selects an A/E to fully document the project criteria and design prior to bidding. The lowest responsive and responsible GC (single prime) is awarded the contract. The owner holds a single contract with the GC.	<ul style="list-style-type: none"> Familiar delivery method Fully defined project scope Both designer and contractor accountable to owner Simple procurement method Single contractor to manage Good for simple to moderately complex projects that are not schedule-driven 	<ul style="list-style-type: none"> Sequential process means longer schedule Limited control over contractor and subcontractor selection No design or cost input from contractor Can be adversarial in nature Not good for complex projects that are schedule-driven Bonding requirements
CM at RISK	A contractor is hired through a best value selection process during the design phase. The owner's criteria and full design is documented by a separate A/E. The CMR provides a guaranteed maximum price prior to bidding. The CMR bids to prequalified subcontractors and holds all subcontracts for construction.	<ul style="list-style-type: none"> Contractor input on design Selection of contractor-based qualifications and price Open-book GMP Faster project delivery than traditional design-bid-build Provides flexibility to handle changes during design phase Good for large or complex schedule-driven projects More control selecting subs 	<ul style="list-style-type: none"> Relationship changes during design to construction phase Increased contingency for assumption of risk Difficult to determine if best price has been achieved Bonding requirements Disputes if GMP scope not clear
DESIGN-BUILD	A single entity is hired through a best value selection process to deliver a complete project. The owner's criteria and design intent is documented by a separate criteria architect. The design is completed by the DB entity and a guaranteed maximum price is provided prior to bidding. The DB entity bids to prequalified subcontractors and holds all subcontracts for construction.	<ul style="list-style-type: none"> Single point of responsibility for design and construction Contractor selection based on qualifications and price Fastest project delivery Open-book GMP No change orders for design errors and omissions Good for new construction that is time sensitive and not subject to change Good for less complex projects More control selecting subs 	<ul style="list-style-type: none"> Owner has less control over selecting designer Owner has less input in details Overemphasis on price may compromise quality Difficult to determine if best price has been achieved Owner required to make quick decisions Changes difficult & expensive Bonding requirements Disputes if criteria not clear

Project Delivery Method Selection Diagram

