

Comparison of Project Delivery Methods

	Design-Bid-Build	CM Manager	CM at Risk	Design-Build	Integrated Project Delivery
Cost Certainty	Allows for competitive bids; goal of cost certainty; lump sum or GMP	Competitive bids only if GC selection is delayed; GMP	CM hired based on qualifications; GMP by amendment	D-B hired based on qualifications; GMP by amendment	Team hired based on qualifications; price collaboratively set; sharing of risks/reward; typically no GMP
Design Coordination	No coordination between design and construction	CM is supposed to catch gaps between design and construction	CM is supposed to catch gaps between design and construction	Less likely to have design gaps; Owner must clearly identify design criteria	Collaborative team design approach intended to eliminate design gaps
Administration	Requires some Owner involvement; Architect can administer construction	Requires less Owner involvement; CM administers construction	Requires less Owner involvement; CM administers construction	Requires more Owner involvement to define scope and administer construction	Requires heavy Owner involvement through design/construction; team administers construction
Value Engineering	VE not practical; design complete before contractor is hired	VE possible; CM is hired early in process and coordinates between design and construction	VE possible; CM is hired early in process and coordinates between design and construction	VE is facilitated by having single party responsible for design and construction	VE is facilitated and encouraged by collaborative team design approach with Owner involvement
Schedule	Linear and sequential; slowest delivery method	Allows for fast-track construction, if GC is selected early	Allows for fast-track construction	Facilitates fast-track construction	Facilitates fast-track construction
Claims	Owner liable to contractor for design errors; risk of claims for design gaps	Owner liable to GC for design errors; claims less likely if CM properly coordinates	Owner liable to CM for design errors; claims less likely if CM properly coordinates	Owner not liable for design errors; claims less likely due to fewer design gaps	Owner not liable for design errors; claims less likely due to collaborative design