Project Delivery Method Comparison

Project Component	Design-Bid-Build	General Contractor / Construction Manager (GC/CM)	Design-Build
Architect/Engineer Selection Timing	Select at Beginning of Design Phase	Select at Beginning of Design Phase	Select as part of contractor team after facility programming.
Competition	Qualifications based with negotiated fee.	Qualifications based with negotiated fee.	Qualifications and fee-based as part of contractor team.
Role	Fully design project in advance of construction working closely with owner.	Fully design project in advance of construction working closely with owner and selected GCCM.	Design project under direction of contractor to meet programming requirements. Part of design may extend into construction.
Contractor Selection Timing	Select at completion of design	Select at 30% design Enter Construction contract at 90% design	Select as part of AE team after facility programming
Competition	Low Bidder	Combination of qualification s& sealed bid fee. Owner and GC/CM negotiate MACC at 90% design, if parties cannot agree on MACC, owner may either put the project out for bids or negotiate next highest ranked GC/CM.	Qualifications and fee-based as part of team with A/E.
Role	Construct project per plans and specifications. Select and manage subcontractors.	Assist Owner & A/E in design phase with independent cost estimates, constructability reviews, and cost saving suggestions. Package subcontractor work for sealed, publicly opened bids per A/E plans &specs. Manage subcontractors & self-perform work.	Lead A/E in design project per programming requirements. Construct project per design-build team construction documents, Select & manage subcontractors
Subcontractor Selection and Competition	By contractor using contractor selection criteria.	Low bidder on sealed, publicly opened bids managed by Contractor.	By Contractor using Contractor selection criteria.
Project Price	Negotiated A/E Fee Lump Sum Construction bid Approved Change Orders	Negotiated A/E Fee GCCM Sealed Bid Fees for General Cond.'s Lump Sum Subcontractor Construction bids Approved Change Orders	Programming Costs Lump Sum DB Construction Bid Approved Chane Orders