

Competitive Bid (Design/Bid/Build)	Construction Manager at Risk (CMAR/GCCM/CM)	Design/Build (D/B)
<p><b>Overview:</b></p> <ul style="list-style-type: none"> <li>• Most familiar delivery method</li> <li>• Linear process with no overlap</li> <li>• Bids are issued after plans and specs are completed by Architect</li> <li>• Contractors bid on project and the lowest, responsible bidder is awarded the job</li> <li>• Architects picked by Owner and reports directly to Owner</li> </ul>	<p><b>Overview:</b></p> <ul style="list-style-type: none"> <li>• Owner interviews and selects a CM firm based upon qualifications and experience, before the design and bidding documents are complete</li> <li>• CM and Architect work together to develop and estimate design</li> <li>• Guaranteed Maximum Price (GMP) is provided by CM during design phase who then receives proposals from and awards subcontracts to subcontractors</li> <li>• Any unused contingency at the end of the project is returned to Owner</li> <li>• Architect team is selected separately and reports to Owner</li> </ul>	<p><b>Overview:</b></p> <ul style="list-style-type: none"> <li>• Contractor and Architect one team</li> <li>• GMP is provided early in process by D/B based upon design criteria prepared by the Owner.</li> <li>• Then the D/B develops drawings that complete the design, while staying below the furnished GMP then the D/B receives proposals from subcontractors and awards subcontracts</li> </ul>
<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Simpler process to manage</li> <li>• Fully designed scope of work</li> <li>• Both Architect and Contractor accountable to Owner</li> <li>• Owner receives lowest price – most competitive method</li> <li>• Owner completely controls design</li> </ul>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Selection of CM is based on qualifications, experience and team</li> <li>• CM provides design assistance in budgeting and planning</li> <li>• Continuous budget control possible</li> <li>• Quality screening of subcontractors</li> <li>• Fast track construction possible</li> <li>• More teamwork between CM and Architect</li> <li>• Reduces change orders and claims once in construction</li> <li>• Best for Schedule sensitive projects, difficult design, large or new renovation projects, multiple phase projects, technical complexity or multi-disciplinary coordination</li> </ul>	<p><b>Advantages:</b></p> <ul style="list-style-type: none"> <li>• Single point of responsibility for design and construction</li> <li>• Selection of contractor based upon qualifications, experience and team</li> <li>• Contractor provides design phase assistance in budget and planning</li> <li>• Fastest project delivery</li> <li>• GMP given earlier in process</li> <li>• Best for construction projects that are highly time sensitive, projects with smaller user groups or reduced need for user reviews and mid-course design changes</li> <li>• Only Owner Initiated Change Orders</li> </ul>
<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Longer schedule duration</li> <li>• Could require redesign and rebid if Contractors cannot assist with design, bids could exceed budget</li> <li>• Quality of contractors and subcontractors not assured</li> <li>• Not optimal for sensitive schedules</li> <li>• Change orders or claims may increase final project costs</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• Difficult for Owner to evaluate GMP, may not be best price</li> <li>• Reduces competition in pricing</li> <li>• Costs often increase due to details not in GMP</li> <li>• CM may expand budget to create future savings</li> </ul>	<p><b>Disadvantages:</b></p> <ul style="list-style-type: none"> <li>• No check and balance between Contractor and Architect</li> <li>• Owner must be experienced with construction process</li> <li>• Difficult for Owner to determine if best price has been achieved for the work</li> <li>• Initial costs are likely higher than traditional bid – less competition</li> <li>• Owner has no input on proposed design team</li> <li>• Changes difficult and expensive to make once construction begins</li> <li>• Increased speed and fewer reviews increase potential for mistakes, missed items</li> </ul>