

Project Delivery Method Overview

This is a high level overview of the five primary project delivery methods used by Administration. While selecting a method is nuanced and project characteristics have to be accounted for, there are anticipated benefits or constraints for each method.

Risk	Cost	Schedule	Owner Control	Complexity	Challenges	Opportunities	Early Contractor Involvement
Design-Bid-Build (DBB) involves three sequential phases: the Designer completes the first phase, then the bid phase, where the contractor is selected, and then the build phase. Suitable for projects with well-defined scope/design and little need for early contractor input, generally lower complexity where primary objectives are fixed price and schedule.							
The bulk of risk is on the owner	Lower project cost potential for well-defined projects	Longer project timelines	High	Low or predictable	Changes during construction can lead to delays and cost overruns	Well-established within industry	None
Design-Build (DB) involves a single contract with one entity (Design-Builder) that provides both design and construction services. Suitable for projects where the owner needs to maintain control over design.							
Shifted to the design-build entity	Higher cost certainty	Quicker project delivery	High during development of requirements. Low during design and construction	Moderate	Clear, detailed project specifications are essential to achieving outcomes	Improved collaboration and communication between builder and designer	Moderate

Attachment 1

Contraction Management (CM) involves combining the roles of pre-construction services and general contractor. Suitable for large or complex projects where collaboration amongst project team can lead to more efficient project delivery. Described below is Construction Manager at Risk (CM@R).

Shared between the owner and the construction manager	Potential lower overall costs	Potentially faster delivery	Moderate	Moderate	Must select CM with the right expertise and experience	Potential for Guaranteed Maximum Price, which can help owner manage budget	Moderate to High
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Integrated Project Delivery (IPD) involves a single contract between owner, designer and contractor where parties share project risk and rewards. Suitable for highly complex projects where early collaboration and integration with multiple stakeholders should result in benefits to the project.

Shared among all stakeholders	Higher initial costs but can lead to lower overall costs	Potentially faster project delivery	Low but collaborative	High	Requires a team with the right skills and experience	Enhanced collaboration can lead to better project outcomes	High
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Public-Private Partnerships (P3) involve joint ventures where the public owners and one or more private entities design, build, finance and possibly operate infrastructure assets. Suitable for large-scale projects that require significant up-front capital investment and where private sector experience can be leveraged. Described below is Design Build Finance Operate Maintain (DBFOM).

Significant risk transferred to Private sector partner	Reduced long-term costs, higher financing and transaction costs.	Can potentially expedite project timelines through expertise & resources	High during Development Low during construction	High	Tends to be more complex than conventional delivery methods	Service delivery efficiencies by leveraging private sector expertise and capital	Low-Moderate (can vary depending on terms)
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Other examples of project delivery methods

- Construction Consultant General Contractor (CCGC)
- Construction Manager as Agent
- Alliance (see more below)
- Progressive Design Build (PDB)
- P3: Design Build Finance Maintain (DBFM)
- P3: Design Build Finance (DBF)
- P3: Operation & Maintenance (OM)
- P3: Concession

Risk	Cost	Schedule	Owner Control	Complexity	Challenges	Opportunities	Early Contractor Involvement
Alliance is collaborative partnership where a single contract defines shared responsibility including risk and reward provisions for Owner, Designer, Contractor and other stakeholders. Suitable for complex infrastructure projects where the project scope is difficult to define, risks cannot be adequately defined or measured, or the cost of transferring risk to the contractor is too high.							
Shared among Alliance partners	Shared risk and reward; expected to be similar to IPD	Longer project timelines	High	High	Complex set up, newer methodology	Relies on collaboration and focus on “no dispute” approach	High