

PROJECT DELIVERY METHODS

DESIGN-BUILD

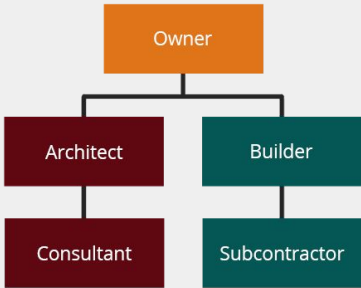
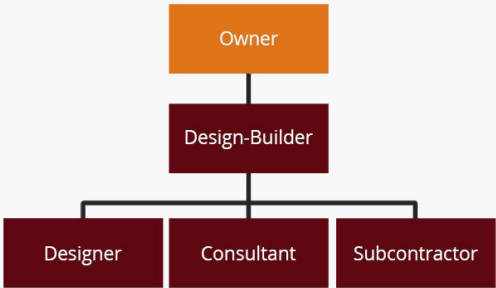
Design-build projects bundle designers and developers in the same contract. Project phases happen simultaneously.

DESIGN-BID-BUILD

Design-bid-build projects contract designers and builders independently. Project phases are defined and happen sequentially.

VS.

TEAM



TIMELINE



PROS

- Faster Timeline
- Consistent Budget
- Owner Reduced Risk
- Quality of Work
- Streamlined Communication

- More Architect Involvement
- Competitive Bids
- Distinct Roles
- More Control

CONS

- Harder to Price Shop
- No Competitive Bid
- Locked-In Contract
- Less Creativity

- Extended Timeline
- Late to Define Budget
- Team Conflicts
- Lack of Product Logistics Insight
- More Change Orders

	Budget Friendly	Faster Timeline	Lower Prices	Lower Risk of Issues	Quality of Deliverables	More Creativity	More Owner Involvement
Design-Build	✓	✓		✓	✓		
Design-Bid-Build			✓			✓	✓