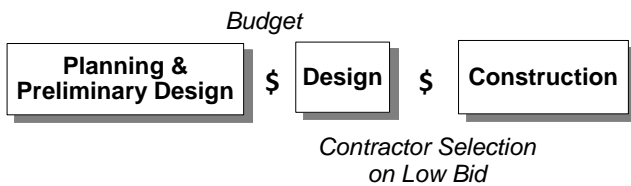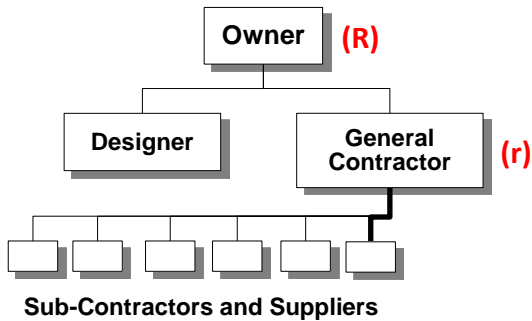# PROJECT DELIVERY METHODS
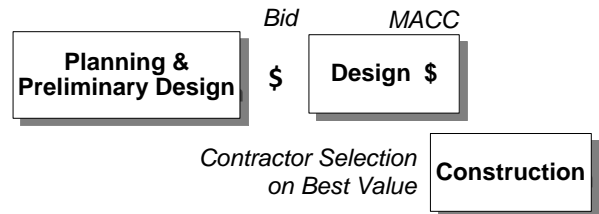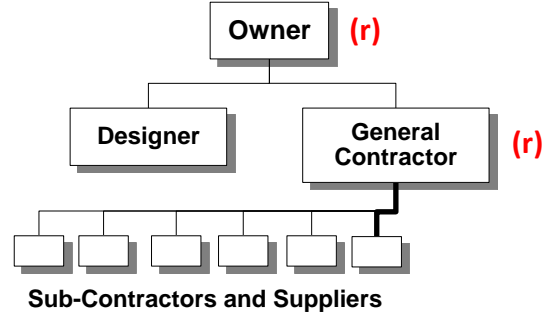
COMPETITIVE BID (DESIGN/BID/BUILD)

STRUCTURE and SCHEDULE

Owner **(R)**

Designer | General Contractor **(r)**

Sub-Contractors and Suppliers

Budget

Planning & Preliminary Design **$** Design **$** Construction
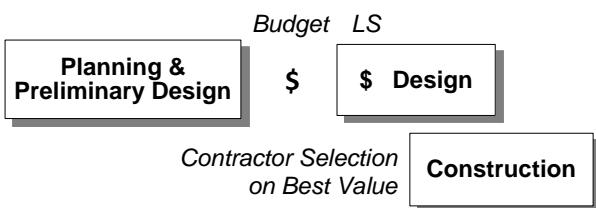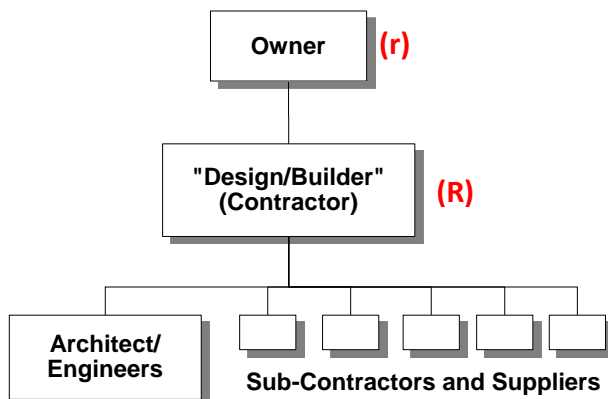
Contractor Selection on Low Bid

GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM)

STRUCTURE and SCHEDULE

Owner **(r)**

Designer | General Contractor **(r)**

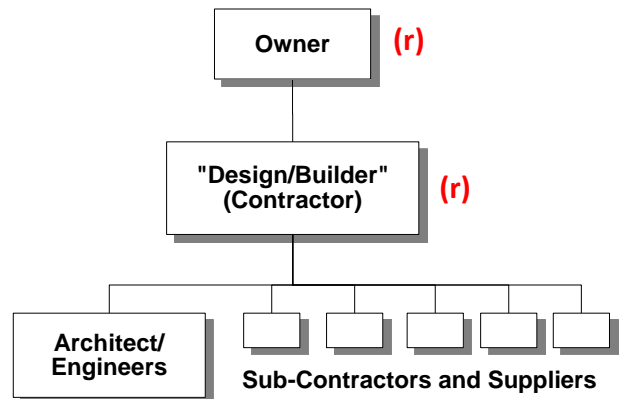Sub-Contractors and Suppliers

Bid   *MACC*

Planning & Preliminary Design **$** Design **$**

Contractor Selection on Best Value   Construction

Lump-Sum Design/Build

STRUCTURE and SCHEDULE

Owner **(r)**

"Design/Builder" (Contractor) **(R)**

Architect/ Engineers   Sub-Contractors and Suppliers

Budget   *LS*

Planning & Preliminary Design **$** **$** Design

Contractor Selection on Best Value   Construction

Price-Factors Design/Build

STRUCTURE and SCHEDULE

Owner **(r)**

"Design/Builder" (Contractor) **(r)**

Architect/ Engineers   Sub-Contractors and Suppliers

Budget   *LS*

Planning & Preliminary Design **$** Design **$**

Contractor Selection on Best Value   Construction

* R = More Risk

  r = Less Risk