Comparison of Project Delivery Methods

	Traditional Design/Bid/Build	Pre-qualified Design/Bid/Build or Best Value Selection	CM/GC (CM@Risk)	Design/Build -- Negotiated	Design/Build -- Competitive
User Satisfaction / Quality of Construction					
Opening Day	Acceptable to Good	Best	Best	Good	Acceptable
1 Year	Acceptable to Good	Best	Best	Good	Acceptable
10 Years	Acceptable to Good	Best	Best	Good	Acceptable, but can be Poor
20 Years	Varies	Best	Best	Good	Often Poor
Cost/Quality/Scope					
Amount of Product v. Dollars Spent, Complex Project	95%-98%	98%-100%	95%-98%	90% - 95%	95% - 100%
Amount of Product v. Dollars Spent, Medium Complexity	95%-100%	97% - 102%	91%-96%	95% - 98%	92% - 98%
Amount of Product v. Dollars Spent, Simple Project	100%	91%-96%	88%-95%	93% - 96%	97% - 102%
Quality of Product v. Dollars Spent	Good	Best	Good	Good	Acceptable, but can be Poor
Owner Control of Quality/Scope	Best	Best	Good	Good	Poor
Risk					
Cost Overrun Risk	Medium	Low	Low, but scope reductions will occur	Low, but scope reductions will occur	High, but can be Mitigated
Bid Day Risk, Overbid	Medium	Medium	Low, but scope reductions will occur	Low, but scope reductions will occur	High, but can be Mitigated
Bid Day Opportunity, Underbid	Best	Best	Low	Low	Medium
Change Order Risk, Unforeseen Conditions	Medium	Low	Low	Low	Medium
Change Order Risk, Design Related	Medium	Low	Low	Low	Medium
Change Order Risk, Owner Requested	Low	Low	Low	Medium	High, but can be Mitigated
Schedule					
Fast-tracked	Often Poor	Medium	Best	Best	Medium
Normal schedule	Best	Best	Good	Good	Often Poor
Phase funding & phased construction	Often Poor	Good	Best	Good	Poor
Oversight & Project Management					
Design Phase Management Burden	Low	Low to Medium	Low to Medium	Medium	High
Construction Phase Management Burden	Varies Considerably	Lowest	Lowest	Low	High
Partnering Relationships	Varies Considerably	Best	Best	Good, except in rare cases	Often Poor