

Project Delivery Method	Constraining Factor		
	Schedule	Cost	Performance/Quality
Design-Bid-Build	<ul style="list-style-type: none"> The schedule must accommodate the time needed to prepare complete and accurate design and construction documents. It must also provide sufficient time for the client and other project stakeholders, including funders, authorities having jurisdiction and users, to review, comment on and approve the design. 	<ul style="list-style-type: none"> A firm construction cost is known after tender and negotiations are completed but before construction begins. 	<ul style="list-style-type: none"> Performance and quality of the outcome are known before tender. This is a precondition to the design-bid-build method to avoid scope creep and construction-phase changes.
Construction Management	<ul style="list-style-type: none"> The design-builder or construction manager may accelerate the schedule through sequential tendering and fast-tracking. Through the fast-tracking method, design and construction tasks are concurrent and the schedule is compressed. Sequential tendering may accelerate the schedule by providing select trades access to tender documents in advance of completed design. 	<ul style="list-style-type: none"> The ultimate construction cost of the project is not known until most or all of the separate packages have been tendered and changes resulting from fast-tracking have been quoted and approved. 	<ul style="list-style-type: none"> The performance/quality of the project's outcomes is established at the outset but adjusted as necessary on a progressive basis as the project's construction cost becomes known.
Design-Build	<ul style="list-style-type: none"> The design-builder or construction manager may accelerate the schedule through sequential tendering and fast-tracking. Through the fast-tracking method, design and construction tasks are concurrent and the schedule is compressed. Sequential tendering may accelerate the schedule by providing select trades access to tender documents in advance of completed design. 	<ul style="list-style-type: none"> A firm construction cost is established based on project requirements before design. 	<ul style="list-style-type: none"> The design-builder has the authority to make trade-offs to performance/quality provided the owner's project requirements are satisfied.