

Project Delivery Method	Project Delivery Method Risk Profiles		
	Schedule	Cost	Performance/Quality
Design-Bid-Build	<ul style="list-style-type: none"> The schedule can usually only be achieved at the expense of cost and performance/quality. The completion of design documents, and therefore the project schedule, may be delayed if project requirements are incomplete or complex, or if stakeholder interests are conflicting. Through comprehensive pre-design and conceptual design information gathering, analysis, and strategic design decision-making, the risk is mitigated but the schedule may be lengthened, and consulting fees may increase. Building schedule elasticity into the project plan may mitigate risk. 	<ul style="list-style-type: none"> The firm construction cost is not known until the design is complete, tenders are analyzed, and negotiations completed. The risk is mitigated but consulting fees may be increased through progressive cost estimations throughout the design and documentation phases. Cost risk is mitigated by including project contingencies. 	<ul style="list-style-type: none"> Performance and quality are firmly established throughout the design process.
Design-Build	<ul style="list-style-type: none"> The schedule for project delivery, along with cost, should be identified and stated in the contract. Elasticity in the schedule may be required to accommodate unexpected market conditions. The schedule may or may not be accelerated, depending on the extent of the client's need to approve the design and specifications. 	<ul style="list-style-type: none"> A commitment to the construction cost is established early in the project. Cost certainty is predicated on the client providing the design-builder with a comprehensive and well-developed statement of project requirements at the outset. Changes to the requirements leading to design-phase or construction-phase changes may result in disproportionate cost increases. 	<ul style="list-style-type: none"> The performance/ quality of the outcome may not be completely known until the project is in construction. The design team is under the authority of the design-builder, not the client. The risks are mitigated through the client's development of a comprehensive requirements document and the engagement of an advocate architect/ engineering team who monitor design and construction on behalf of the client. Both risk-mitigation strategies may increase consulting fees and possibly lengthen the project schedule.
Construction Management	<ul style="list-style-type: none"> The schedule may be accelerated through fast-tracking and/or sequential tendering. Fast-tracking requires a significant amount of additional effort in managing the design and coordinating the design and construction work. Fast-tracking results in an increased risk of design and construction rework, along with the resulting additional fees and construction costs. 	<ul style="list-style-type: none"> The client must commit to design and construction without a firm construction cost. The risk is mitigated through progressive cost estimation and input from contractors, trades, and product manufacturers. This may require additional consulting services and fees. 	<ul style="list-style-type: none"> Cost-cutting measures resulting in reduced performance/quality may be required at later stages in the design and construction to bring the project in to budget. The risk is mitigated by developing a trade-off plan early in the project to support strategic decision-making. This may require additional services and fees.