

PROJECT DELIVERY METHODS



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Let's Talk About What Matters Most To You.



Complexity



Design



Timeline



Budget



Risks



Quality

With These Factors In Mind:

- What are your **priorities**?
- Where are you willing to have **flexibility**?
- What **risks** do you want to avoid?
- What kind of **partnership** are you looking for in a construction team?
- How **involved** would you like to be throughout the design and construction process?

Design-Bid-Build

Owner hires a designer to create plans, then selects a contractor through **competitive bidding** to build the project.

Construction Manager at Risk

Owner hires construction manager **early** to **collaborate** during design and deliver the project at a **guaranteed maximum price** (GMP).

Design-Build

Owner contracts with a **single team** that handles **both** design and construction in an integrated, **streamlined process**.

	Design-Bid-Build	Construction Manager at Risk	Design-Build
Contracts	2	2	1
Collaboration	Low	High	High
Project Speed	Slowest	Medium	Fastest
Owner Design Control	High	High	Moderate
Cost Certainty	Low	High (GMP)	High
Riley's Involvement	Late (Bid Stage)	Early (Design Phase)	Early (Full Design + Build)
Best for	Simple Builds	Complex Builds	Fast, Efficient Builds