

Delivery Methods and Source Selection Methods

source selection -->	Competitive Sealed Bids	Competitive Sealed Proposals (RFP/RFQ)	notes	Subcontractors
delivery methods (below)				
DESIGN-BID-BUILD			"Traditional"	
Architect Selection	NO	YES	Qualifications / Negotiated Fee	
Contractor Selection	YES	NO	Lowest Bid (after complete design)	bid listing
DESIGN-NEGOTIATE-BUILD			"CM-at-Risk" / IPD	
Architect Selection	NO	YES	Qualifications / Negotiated Fee	
Contractor Selection	NO	YES	Preconstruction services then negotiated GMP	Contractor selects with Owner input
DESIGN BUILD			also DBOM / DBOFM	
Architect Selection	NO	NO	contractor retains design professionals	
Contractor Selection	NO	YES	Proposal best meeting Owner's "Design Requirements" (function, funding, time)	controlled by contractor