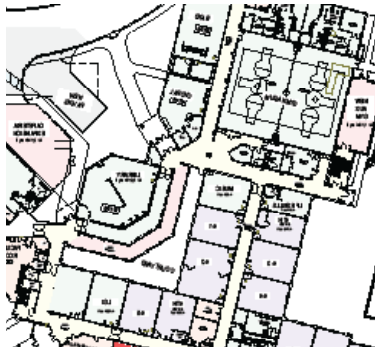


# Project Delivery Methods



**Architectural project delivery methods include Design-Bid-Build, Design-Build, Construction Management, and Partnering, but which method is right for your project?**

## FIRM STATS AT-A-GLANCE

- 11 PERSONNEL
- 6 LICENSED ARCHITECTS
- 3 LEED ACCREDITED PROS
- + CONSULTANT SERVICES

## SUSTAINED RECORD OF EXCELLENCE

- **AIA:** Award of Special Citation, Institutional/Commercial; Fostering Emerging Professionals Recognition; Architectural Design Award for Merit (Eastern chapter)

- **Architects & Engineers:** Presidential Award of Excellence, Innovative Energy Efficient Design

- **Associated Builders & Contractors:** Award of Excellence

- **Central PA:** Forevergreen Award, Suburban Renewal School of the Year

- **Masonry Contractors of Central PA:** Excellence in Masonry Design; Judges Award for Craftsmanship

There are four typical types of project delivery in the design and construction field: Design-Bid-Build (DBB), Design-Build (DB), Construction Management (CM), and Partnering (P).

It must be acknowledged that within these four types, there are literally hundreds of variables, subsets and ways to organize construction projects.

To simplify, we will focus on these four types of typical project delivery methods in the construction field.

### DESIGN-BID-BUILD [DBB]

The Owner enters into an agreement with the Design Professional for design services and preparation of building documents. A select group of contractors bid on the completed documents and a contract typically is awarded to the low bidder.

### DESIGN-BUILD [DB]

The design and building roles are combined into a single contract. The Owner hires a contractor and the Contractor hires an architect. The Architect prepares construction documents for the Contractor, but does not represent the Owner.

### CONSTRUCTION MANAGEMENT [CM]

The Owner enters into an agreement with the Design Professional. Rather than bidding the project to contractors, the Owner hires a construction manager for a fee. The Construction Manager's main function is to act as an agent for the Owner, allowing the Owner to act as the General Contractor.

### PARTNERING [P]

The Owner selects and hires both the Architect and the Contractor at the start of the project. Both the Architect and the Contractor are in direct contact with the Owner throughout the project, balancing the project program, design and budget.

Some people may expound on the virtues of one method over another, but the decision on how to structure your project should be determined entirely on a project-by-project basis.

For more information on the mechanics of project types, download our white papers *Five Key Considerations for Design-Build Projects* and *The Traditional Delivery Method: Design-Bid-Build*.

#### ABOUT THE AUTHOR

*Dennis W. Rex, AIA, NCARB, Principal, serves as the firm's chief administrative officer. He brings over thirty-five years of architectural experience in the planning, design and rehabilitation of residential, commercial, institutional and industrial buildings.*

*Project experience includes both foreign and domestic research laboratories, transportation facilities, educational buildings, maintenance facilities, manufacturing structures, office complexes, medical facilities, housing, and, most recently, places of worship. Dennis is involved in all phases of projects from programming through construction administration.*



**Dennis W. Rex, AIA, NCARB**  
Principal

#### MUHLENBERG GREENE ARCHITECTS

Based in Berks County, Pennsylvania, our firm has been committed to a better built environment for over a century. To review a sample portfolio of our completed projects, and rich history, please visit our website listed below.

#### Have an upcoming project and need some advice?

We'd love to hear from you! Send an email to [MGA@MG-Architects.com](mailto:MGA@MG-Architects.com) or give us a call to discuss your upcoming project.



#### FIRM STATS

