



Project Delivery Method Comparison: Non-Integrated vs. Integrated

	Project Delivery Method	Owner Contract With:	Pre-Construction Services	Relative Budget Certainty	Relative Project Cost	Early GMP	Knowledge of Firm Costs	Value Engineering	Owner's Risk	Competitive Bidding	Contractor Initiated Change Orders	Accounting Type	Fast Track Construction
Integrated Project Delivery	Design-Build (DB)	1) Design-Builder at Start	At Project Start	High	Reduced/Lowest	Yes	Early Date	Yes	Lowest	Yes - Multiple Bid Packages	None	Open Book	Yes
	Construction Management (CM)	1) CM at Start 2) A/E at Start	At Project Start	High	Reduced/Lowest	Yes	Early Date	Yes	Reduced	Yes - Multiple Bid Packages	Reduced Probability	Open Book	Yes
Non-Integrated Project Delivery	Design-Bid-Build (DBB)	1) A/E at Start 2) Gen. Contractor after Final Bidding	None	Lowest	Highest	No	Late Date	No	Highest	Yes - Single Lump Sum	Highest Probability	Closed Book	No

Guaranteed Maximum Price (GMP) Contract

A GMP contract is an option available only with Integrated Project Delivery. The GMP, or Guaranteed Maximum Price, is established after preliminary design documents are developed and the entire project scope is understood. The Owner benefits by making a lower initial investment in A/E design services while realizing the benefit a guaranteed project cost at an early stage.

Open Book Accounting

Open Book Accounting is our way of providing fiscal accountability for our Design-Build and Construction Management projects. Our "Open Book" provides clear and accountable documentation for all project costs.