

# CHOOSE THE RIGHT DELIVERY METHOD TO MITIGATE CURRENT MARKET CONDITIONS

Delivery Method Attributes to Help Control Cost and Schedule Risks	Competitive Sealed Proposal	Construction Manager at Risk (CMR)	CMR + Design Assist	Design Build	
Immediate procurement of materials and equipment to lock in prices and labor.	✓				Preconstruction
Evaluation and selection of materials based on availability and pricing.		✓	✓	✓	
Budget reconciliation at each document phase to adapt to price fluctuations.		✓	✓	✓	
Use of allowances and target values to manage project budget.		✓	✓	✓	
Early development of trade contractor shop drawings to procure materials prior to construction start.			✓		
Packaged buyout to increase speed to market and adapt to rapidly changing market conditions for some scopes.		✓	✓	✓	Construction
Increased trade contractor competition to lower costs.	✓	✓		✓	
Trade contractor bidding at each buyout phase to capture true market conditions.		✓		✓	
Early commitment of labor resources from critical trade contractors to avoid potential labor shortages.			✓		
Identification of alternative materials or equipment to overcome financial or schedule constraints yet still meet project's needs.		✓	✓	✓	