# Construction Delivery Methods

<table>
<thead>
<tr>
<th>Delivery Method</th>
<th>Description</th>
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<tbody>
<tr>
<td><strong>Design-Bid-Build (DBB)</strong></td>
<td>An owner develops contract documents with an architect or engineer consisting of a set of blueprints and a detailed specification. Bids are solicited from contractors based on these documents; a contract is then awarded to the lowest responsive and responsible bidder.</td>
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<td><strong>Design-Bid-Build with Construction Management (CM)</strong></td>
<td>With partially completed contract documents, an owner will hire a construction manager to act as an agent. As substantial portions of the documents are completed, the construction manager will solicit bids from suitable subcontractors. This allows construction to proceed more quickly and allows the owner to share some of the risk inherent in the project with the construction manager.</td>
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<tr>
<td><strong>Design-Build (DB)</strong></td>
<td>An owner develops a conceptual plan for a project, then solicits bids from joint ventures of architects and/or engineer and builders for the design and construction of the project.</td>
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<tr>
<td><strong>Design-Build-Operate-Maintain (DBOM)</strong></td>
<td>DBOM takes DB one step further by including the operations and maintenance of the completed project in the same original contract.</td>
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<td><strong>Build-Operate-Transfer (BOT)</strong></td>
<td>BOT represents complete integration of the project delivery: the same contract governs the design, construction, operations, maintenance and financing of the project. After some concessionary period, the facility is transferred back to the owner.</td>
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<td><strong>Integrated Project Delivery (IPD)</strong></td>
<td>A project delivery method in which the interests of the primary team members are aligned in such a way that the members can be integrated for optimal project performance resulting in a collaborative, value-based process delivering high-outcome results to the entire building team.</td>
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