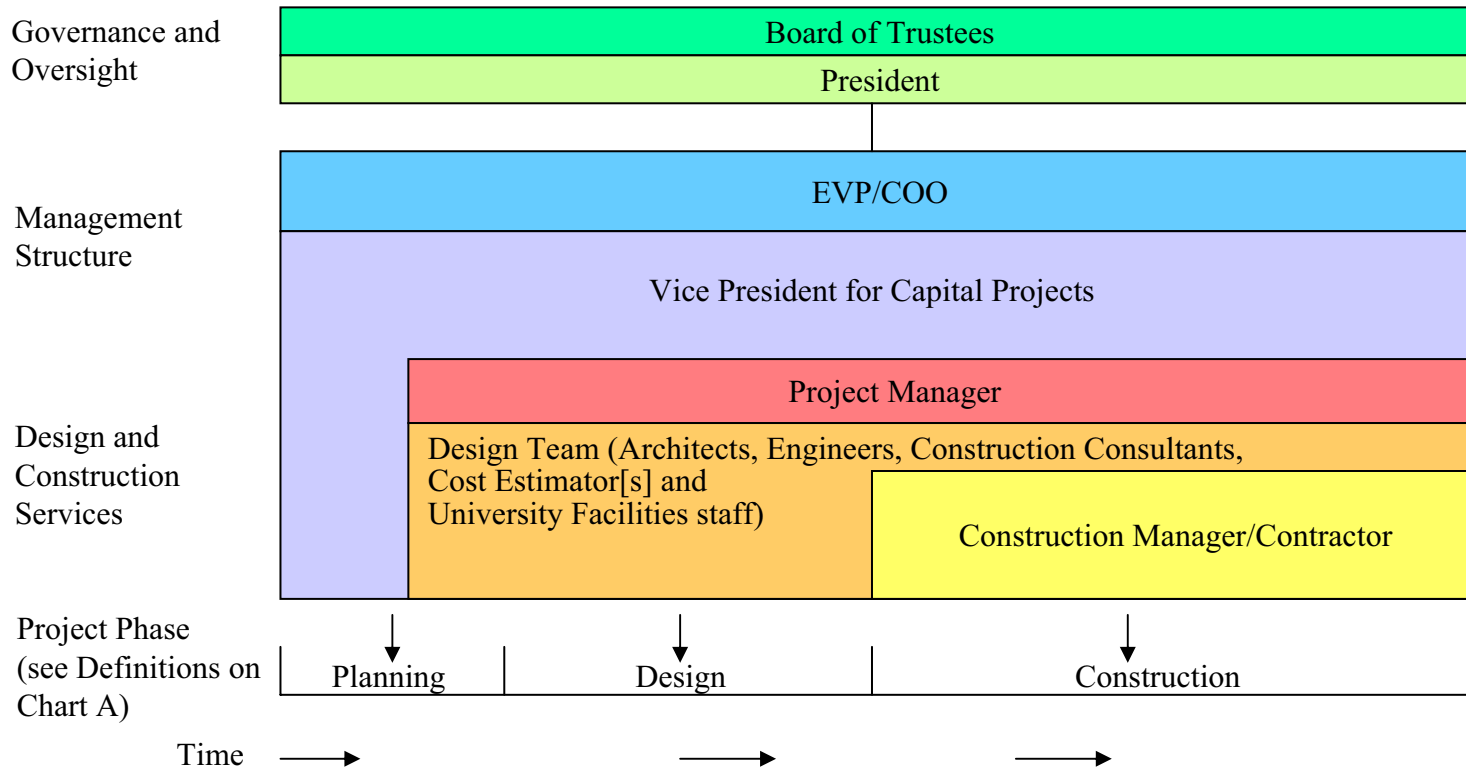


**Brandeis University
Capital Project Management Structure
Design-Bid-Build Projects**

Chart A

(See Chart B for Client–Project Management Relationship)



Notes:

Vertical axis reflects reporting relationship.

Height of box within Design and Construction Services indicates level of effort.

In **Design-Bid-Build** (also called Sequential) projects, the University hires a design team (architect and engineer) and a construction manager or contractor. Following completion of design, the project is competitively bid by contractors and then built, with oversight by the architect. This approach balances prioritization of cost, schedule, and quality. This contrasts with the **fast-track** approach, in which construction begins before construction documents are complete. This approach prioritizes schedule. In the **design-build** approach the University hires an integrated team of a construction manager/contractor and architect. One entity has full accountability and responsibility. This approach prioritizes cost and schedule.