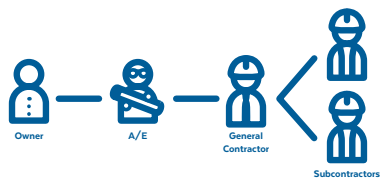
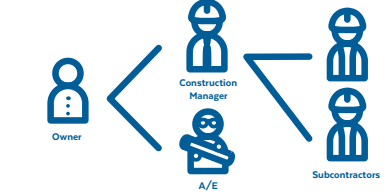
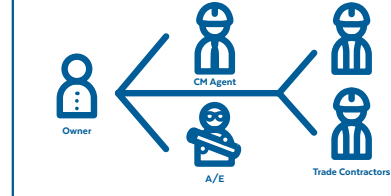
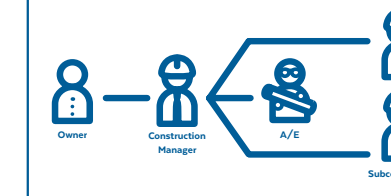
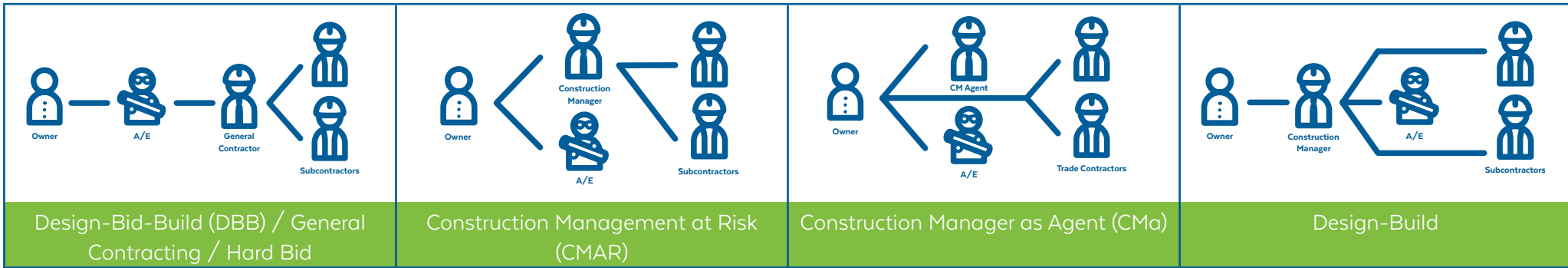


# DELIVERY METHOD COMPARISON AT A GLANCE

	 <p>Owner — A/E — General Contractor — Subcontractors</p>	 <p>Owner — Construction Manager — Subcontractors</p>	 <p>Owner — CM Agent — A/E — Trade Contractors</p>	 <p>Owner — Construction Manager — A/E — Subcontractors</p>
	Design-Bid-Build (DBB) / General Contracting / Hard Bid	Construction Management at Risk (CMAR)	Construction Manager as Agent (CMa)	Design-Build
SELECTION	Lowest Qualified Bid	Qualifications-Based with Fee Negotiation	Qualifications-Based with Fee Negotiation	Qualifications-Based with Fee Negotiation
SCHEDULE	Linear Process - Full Design Needed No Early Packages or Acceleration	Streamlined and Faster Delivery with Early Packages and Schedule Acceleration	Streamlined and Faster Delivery with Early Packages and Schedule Acceleration	Fastest Delivery - One Team Working Together
LOCAL & DIVERSE PARTICIPATION	General Contractor Selected Team without Owner Input	Pre-Qualified Subcontractors Selected on Lowest-Qualified with Ability to Package for Local & Diverse Participation	Pre-Qualified Subcontractors Selected on Lowest-Qualified with Ability to Package for Local & Diverse Participation	Design-Builder Team is Selected with Design-Build Sub
BUDGET	Lump Sum Price + Change Orders for Drawing Omissions and Unforeseen Conditions	Guaranteed Maximum Price with Allowances & Contingencies for Omissions, Unforeseen Conditions & Changes	Established Budget with Allowances & Contingencies for Omissions, Unforeseen Conditions & Changes	Can Be Delivered as a GMP or Lump Sum
ON-SITE SUPERVISION	Provided by General Contractor	Provided by Construction Manager	Provided by Construction Manager or General Contractor	Provided by the Design-Builder (CM)
RISK OF SUBCONTRACTS	General Contractor Holds the Risk	Construction Manager Holds the Risk	Owner Holds the Risk	Design-Builder (CM) Holds the Risk

# DELIVERY METHOD COMPARISON PROS & CONS



Pros +	Cons -	Pros +	Cons -	Pros +	Cons -	Pros +	Cons -
Fixed cost at bid time per documents	No constructability or risk management input from construction team	Early construction team involvement reduces risks, costs and schedules	Partnerships and open communication are needed to collaborative	Early construction team involvement reduces risks, costs and schedules	Partnerships and open communication are needed to collaborative	Single point of contact and one contract, reduces risk	Procurement laws for public entities have restrictions on project use
Low bid mentality	Prone to change orders and cost growth	A Guaranteed Maximum Price (GMP) reduces need for change orders and allows for shared savings	Contingencies and allowances have to be established within the GMP - the early estimates have to be accurate and market checked	A budget can be established with allowances and contingencies managed by the CMa throughout construction	All trade contracts are held by the Owner, so a GMP cannot be established	A budget can be established with allowances and contingencies managed by the CM throughout construction	Public entities have to follow a three-phase procurement process and issue stipends to final competing teams
Works well with simple building programs	Longer delivery schedule (Design must be complete before construction)	Studies prove CMAR is a faster delivery - due to early packages	Requires Owner participation in decision making	Can be delivered on a faster timeline with many packages		Historically, delivers the most streamlined and efficient delivery schedule	
	No early procurement or schedule compression	Long-lead items can be ordered ahead of time and the schedule can be accelerated		Long-lead items can be ordered ahead of time and the schedule can be accelerated		Long-lead items can be ordered ahead of time and the schedule can be accelerated	
	No Owner say on subcontractors	Subcontractors selected though a qualified bid process allowing for local and diverse participation		Subcontractors selected though a qualified bid process allowing for local and diverse participation	The Owner must hold all trade contracts and assume the risk for those contracts	Subcontractors selected though a qualified bid process allowing for local and diverse participation	
	The lowest, qualified bid must be awarded	Qualifications-based selection with fee negotiation		Qualifications-based selection with fee negotiation		Qualifications-based selection with fee negotiation	
	The cost is not reviewable or open to the Owner - No transparency	Partnership and transparency-based with open book accounting		Partnership and transparency-based with open book accounting		Can be open-book or lump sum	