

PROJECT DELIVERY METHODS

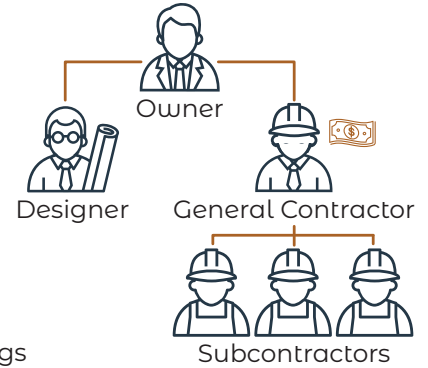
TRADITIONAL DESIGN/BID/BUILD

Advantages

- Simple, safe decision process
- Competitive pricing through General Contracting Bids
- Clarity of Scope of Work

Considerations

- Management of multiple relationships
- Lack of cost control & value analysis during design
- Time and resources required to know project costs
- Increased potential for change orders
- Increased time of delivery



= Cost Savings

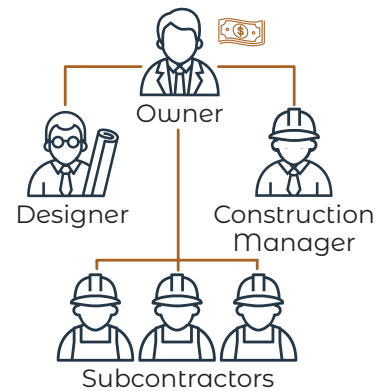
CONSTRUCTION MANAGER AGENCY (CMA)

Advantages

- Selected collaborative team from project inception
- Open-book competitive pricing from specialty subcontractors
- Breaks projects into smaller bid packages, allowing for more local participation
- Involves value analysis during design
- Improved time of delivery
- CMA manages change order pricing

Considerations

- CMA is not at risk and has no contractual relationship with subcontractors
- Increased potential for change orders due to multiple prime contracts
- Owner accounts for multiple prime subcontractor payments
- Potentially complex management of warranty services
- Time and resources required to know project costs
- Increased potential for change orders
- Increased time of delivery



= Cost Savings

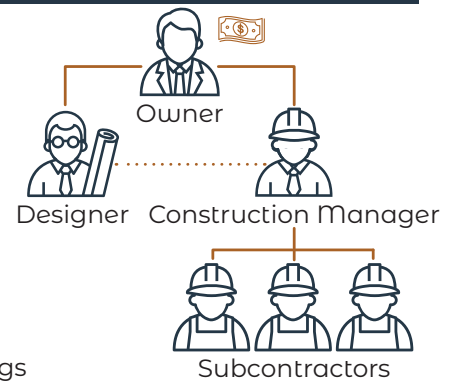
CONSTRUCTION MANAGER - AT RISK (CMAR)

Advantages

- Collaborative effort from project inception
- Open-book competitive pricing
- Early project cost guarantees
- Constructability input
- Involves value analysis during design
- Improved time of delivery

Considerations

- Design firm and consultants work for the Owner



= Cost Savings

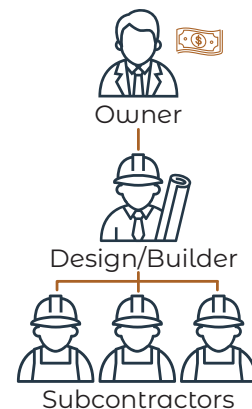
DESIGN/BUILD

Advantages

- Single point of project responsibility
- Fast tracking of project is possible
- Minimized change orders
- Early price guarantees
- Open-book process
- Reduced owner risk
- Single source contact for warranty and maintenance
- Reduced design cost

Considerations

- The Design/Build entity should have a high level of integrity and be recognized leaders in the specific building type being proposed
- Owner does not hire separate party overseeing design and construction



= Cost Savings