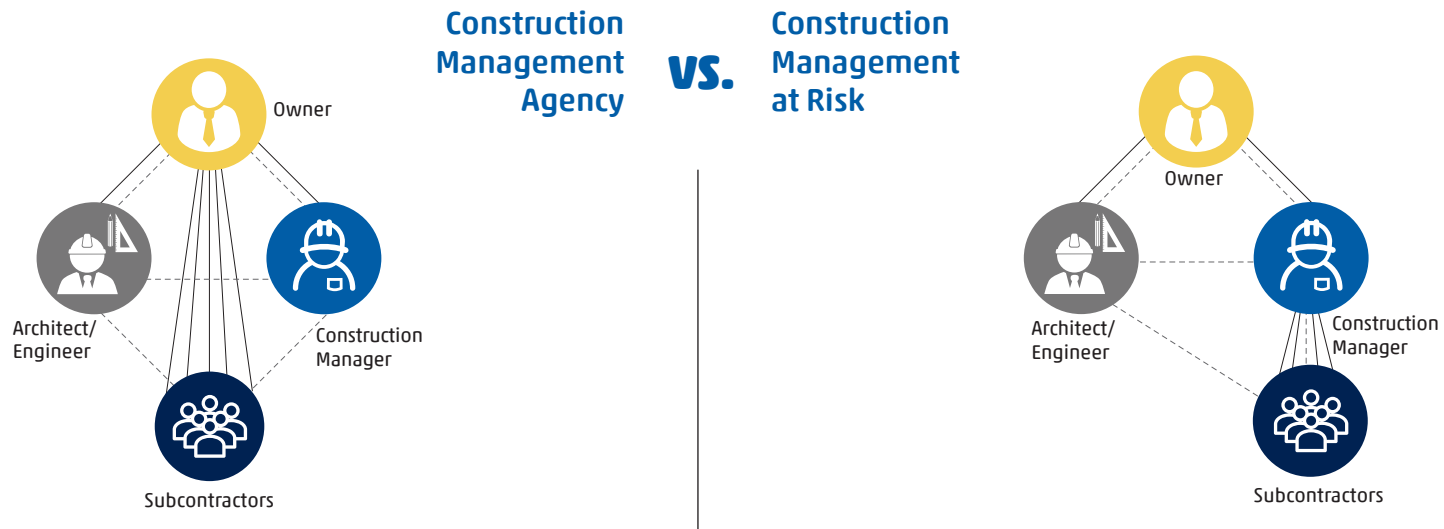


DELIVERY METHODS



CM Agency	Key Features	CM at Risk
Yes	Involvement at Pre-Construction Phase	Yes
Yes	Value Engineering analysis during design	Yes
Yes	Cost Saving strategies for material only contracts to save sales tax	No
Yes	Open Book competitive pricing on all contracts	Yes (except on self-performed work)
Yes	All bid packages competitively bid in local market	No (allows self-performance by CMaR)
Yes	CM manages all construction activities/shop drawing review	Yes
Yes	Contract/Change Order Procurement	Yes
Yes	CM manages all change order and fiduciary duties	Yes
Owner/CM	Who controls the contingency	CM
Yes	Contractors selected for both fit and price with owner input	No
Multiple	Single or multiple performance and payment bonds	Single
Yes	Direct contractual relationship with Owner/sub-contractors	No
Yes	Owner responsible of increased costs due to scope changes	Yes
Yes	Owners interest primary focus	No
At completion of bid documents	Final pricing with contingency determined	At completion of bid documents