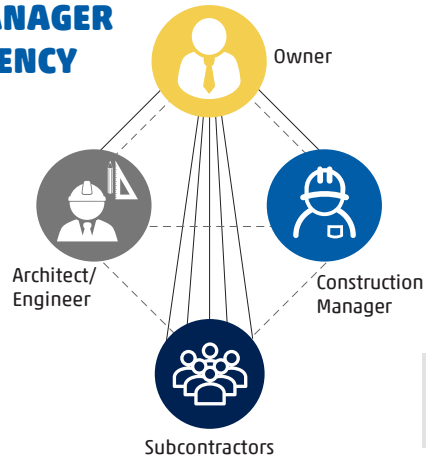
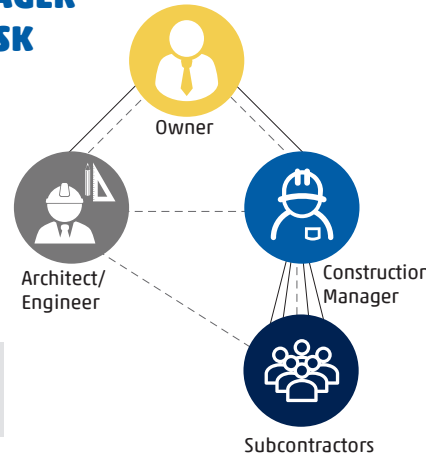


CONSTRUCTION MANAGER AGENCY

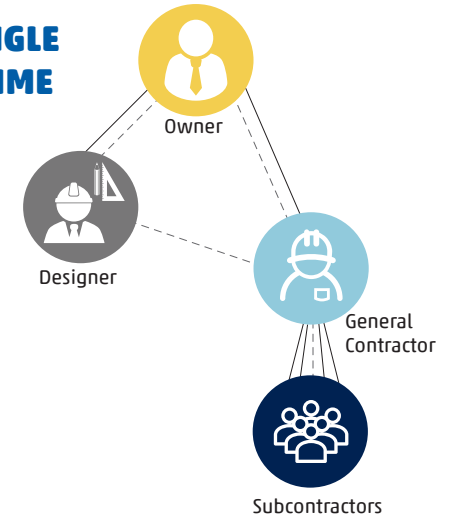


— Contracts, payments
 --- Communication

CONSTRUCTION MANAGER AT RISK



SINGLE PRIME



ADVANTAGES

- CM involved early during pre-design/bid which helps ward off unexpected surprises & costs during construction
- Construction costs trend lower than other methods
- Timelines trend shorter than other methods
- Owner-selected collaborative team from project inception, including the construction team prior to the design phase
- Cost saving bid strategies for material-only packages
- Open-book competitive pricing from subcontractors
- All bid packages are competitively bid in local market
- CM manages change order pricing
- Subcontractors selected for both fit and price

ADVANTAGES

- Guaranteed Maximum Price (GMP) leads to less risk for owner
- Collaborative effort with design and construction from project inception
- Involves value-analysis by CM during design
- Open-book competitive pricing
- Ease of payments - only one check for construction
- Potential for shorter timelines - construction process can overlap with the design phase
- Owner can pre-select the builder
- Subcontractors selected for both fit and price

ADVANTAGES

- Clarity on construction price before construction due to:
 - Construction drawings complete prior to construction starting
 - All bids accepted prior to construction
- Defined Scope of Work
- Single point of responsibility
- Subcontractor selected for lowest bid

FOR CONSIDERATION

- Multiple contracts and pay requests managed by owner
- Construction price can fluctuate through the process

FOR CONSIDERATION

- Most beneficial for large, complex projects
- Potential challenges of keeping design and construction firms working closely and in-sync
- Owner responsible for exclusions and inconsistencies in contract documents
- Higher cost in fees to compensate for the risk incurred by unforeseen change orders
- CM controls construction contingency
- CM has ability to self-perform portions of the work which eliminates competitive bidding on those areas

FOR CONSIDERATION

- Timelines trend longer due to step by step process
- Subcontractors, including construction firm, chosen strictly by GC
- Owner has no control over number of bid solicited from subcontractors and low bid selection is not always the best option
- Lack of cost control & value analysis during design
- Time and resources required to know project costs
- Increased potential for change orders
- No daily owner representation - typically 1x/week by architect