

CONSTRUCTION DELIVERY METHODS

DESIGN-BID-BUILD (Hard Bid)



PROS:

- + Greatest level of competition
- + Lowest initial construction cost
- + Contractually least complex

CONS:

- + GC qualifications are secondary to price
- + GC not on-board during design
- + More susceptible to Change Orders and disputes
- + Lower bidder often has shortcomings in subcontractor scopes

CONSTRUCTION MANAGER AT RISK (CMAR)



PROS:

- + CM Selected on qualifications, not price
- + Open book project financials
- + CM on board during design for constructability reviews and cost estimating
- + Maintains competitive pricing through multiple subcontractor bids
- + Offers a guaranteed maximum price prior to construction commencing
- + May offer better construction schedule management

CONS:

- + Higher initial Cost than Design-Bid-Build
- + Higher initial cost particularly needs to be weighted with the value gained on projects under 10 million