



A Reputation Built on Performance

Comparison Chart for Construction Delivery Methods

| | Agency CM | CM at Risk | Design-Assist | Design-Build | General Contract | Integrated Project Delivery |
|---|---|---|---|---|---|--|
| Responsible for design | Designer | Designer | Designer | Contractor | Designer | Designer |
| Responsible for construction | Agency CM | CM | CM | Contractor | Contractor | CM |
| Basis of award | Qualifications | Qualifications | Qualifications | Qualifications | Low bid | Qualifications |
| Early involvement in planning | X | X | X | X | | X |
| Value engineering | X | X | X | X | | X |
| Budget/schedule planning | X | X | X | X | | X |
| Fast-tracking design/construction | | X | X | X | | X |
| Open-book cost reporting | X | X | | Potentially | | X |
| Guaranteed maximum price | | X | | X | X | |
| Subcontractor prequalification requirements | X | X | X | X | | X |
| Best Suited for These Types of Projects: | <ul style="list-style-type: none"> • Desire early construction input • Temporary expansion of client staff without adding full-time personnel | <ul style="list-style-type: none"> • Desire early construction input, including Guaranteed Maximum Price (GMP) • Added layer of risk mitigation | <ul style="list-style-type: none"> • Complex • Enables early involvement and input of trade contractors | <ul style="list-style-type: none"> • Maximum collaboration between designer and contractor | <ul style="list-style-type: none"> • Clearly defined design • Often driven by one prominent scope and multiple bid packages | <ul style="list-style-type: none"> • Owner is willing to engage in tri-party agreement • Partner culture is top priority |