

COMPARISON OF CONSTRUCTION MANAGEMENT AT RISK (CMAR) TO SINGLE PRIME AND DESIGN-BUILD

	SINGLE PRIME	CMAR	Design-Build	Design-Build-Bridging
Justification of delivery method before start	No	No		Yes
Prime contractor selection	Low bid	Most Qualified	Most Qualified	Top three most qualified & price
Owner control of design process	NA	More	Less	Better than Design-Build
Contractor involvement in design process	No	Yes		Yes
Single point of responsibility for design/const.	No	No		Yes
Architect as owner advocate	Yes	Yes		No
Prequalified subcontractors	No	Yes		Yes
Self perform construction work	Yes	No		Yes
Potential to shop subcontractors	Yes	No		No
Potential for fee/profit increase by prime contractor	Yes	No		No
Transparency of overall process	No	Yes		Yes
History of MBE participation (PLAN 2004/CIP 2006)	7.50%	23%		Good*
Change order rate for construction (past 10 yrs.)	Historically 4.5%	Historically 3.8%		Included except owner/unforeseen
Work quality		CM is consistently better than SP		Good*
Schedule efficiency		CM is consistently better than SP		Good*
Potential for litigation (legal issues)		CM is consistently less than SP		Less than CM*
Performance bonds	Same	Same		Same
Contractual liquidated damage amounts	Same	Same		Same

* Assumed since WCPSS has not used this delivery method