

Comparison of Contracting Methods

Project Characteristics	Traditional Design/Bid/Build	CM/GC	Design/build
Complexity	Moderate to low	Probably High—May have multiple bid pacs	May be driving factor in consolidating responsibility
Schedule	Reasonable—not a key factor	Aggressive	Responsibility shifted to consolidated team
Budget	Normal importance	High priority, likely fixed, possible GMP	Likely fixed
Program resolution	Well resolved	Not a driving factor	Not a driving factor
Design quality	Not a driving factor	Complexity may drive higher quality	Not a driving factor
Construction Quality	Normal	Complexity implies higher quality	Normal
Deal Structure			
Compensation	Lump sum—all participants	Standard fees to design team, GMP to CM	Lump sum to consolidated team; design fee likely fixed
Contract arrangement	Owner–Architect Owner–Contractor	B141CM or variant; bid or negotiate construction	Single–point contact with team
Delivery Team Structure			
Disciplines required	Typical project design & construction team	Standard design team plus CM	Contracting and design consolidated
Experience needed	Moderate	Complex project: High degree of experience-all	Experience in D/B needed
Responsibility allocation	Onus on GC during construction	Ambiguous –CM at risk-more aggressive	Single point to owner
Communications	Traditional architect-as-agent	Arch as agent; CM is contractor- “open book”	Consolidated
Legal/Risk Mgmt			
Liability	Standard	CM “at risk” but design team further exposed	Single point; first line of defense; Design Team
Dispute resolution	Typical ADR, mediation litigation (partnering)	Standard but partnering likely	External; standard internal; good questions
Conflict of Interest	None	With CM as precon consult; a conflict of interest?	Potential to Design Team
Project Control			
Schedule control	By Contractor	By Cm	The owner will look to consolidated DB Team leadership for guidance here. How responsibilities within DB Team distributed is internal issue
Cost control	Contractor/Architect	By Cm with Design Team consultation	
Quality control	Architect/Contractor	By CM in consultation with Design Team	
Owner staff			