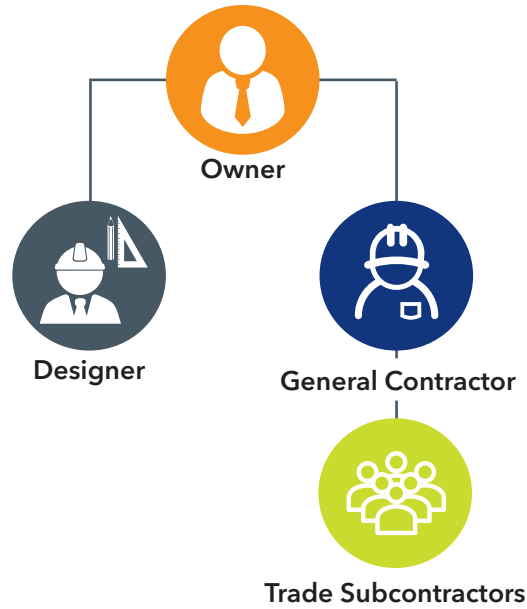


TRADITIONAL DESIGN/BID/BUILD



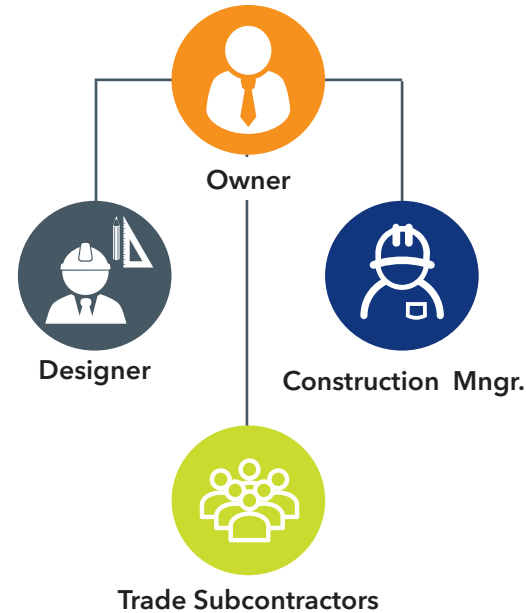
ADVANTAGES

- Simple, safe decision process
- Competitive pricing through General Contracting Bids
- Clarity of Scope of Work

THINGS TO CONSIDER

- Management of multiple relationships
- Lack of cost control & value analysis during design
- Time and resources required to know project costs
- Increased potential for change orders
- Increased time of delivery

CONSTRUCTION MANAGER AGENCY (CMA)



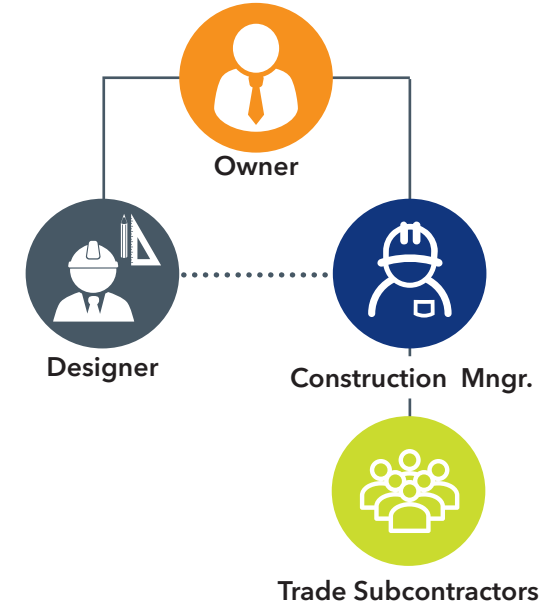
ADVANTAGES

- Selected collaborative team from project inception
- Open book competitive pricing from specialty subcontractors
- Breaks projects into smaller bid packages allowing for more local participation
- Involves value analysis during design
- Improved time of delivery
- CMA manages change order pricing

THINGS TO CONSIDER

- CMA is not at risk and has no contractual relationship with subcontractors
- Increased potential for change orders due to multiple prime contracts
- Owner accounts for multiple prime subcontractor payments
- Potentially complex management of warranty services

CONSTRUCTION MANAGER - AT RISK (CMC)



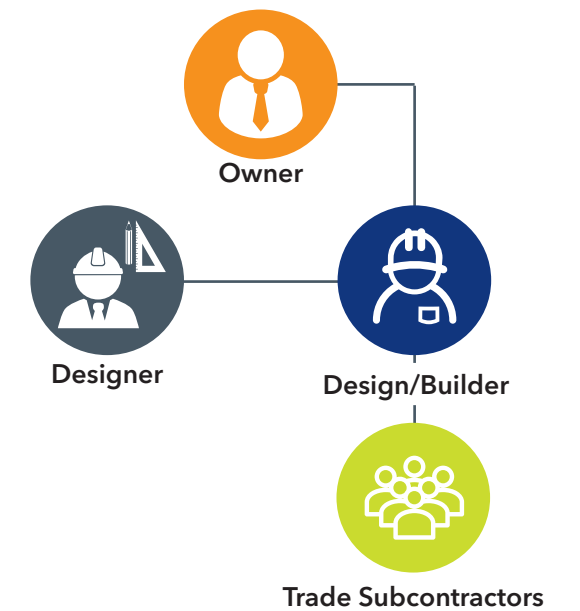
ADVANTAGES

- Collaborative effort from project inception
- Open book competitive pricing
- Early project cost guarantees
- Constructibility input
- Involves value analysis during design
- Improved time of delivery

THINGS TO CONSIDER

- Design firm and consultants work for the Owner
- Most often used on larger, complex projects
- Often used to expand the owner staff to manage projects

DESIGN/BUILD



ADVANTAGES

- Single point of project responsibility
- Fast tracking of project is possible
- Minimized change orders
- Early price guarantees
- Open book process
- Reduced owner risk
- Single source contact for warranty and maintenance

THINGS TO CONSIDER

- The Design/Build entity should have a high level of integrity and be recognized leaders in the specific building type being proposed
- Fewer qualified firms