

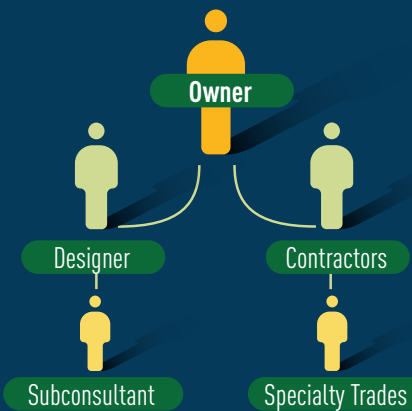


# CONSTRUCTION MANAGER AT RISK

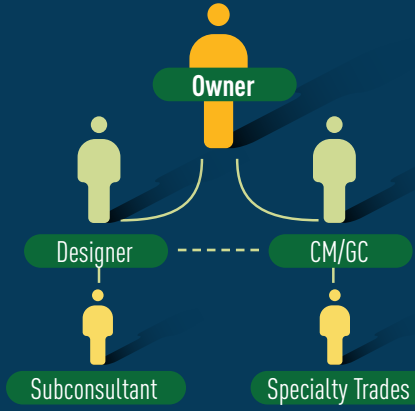
[CMAR]

The CMAR delivery method, also known as Construction Manager/General Contractor (CM/GC), involves the owner entering into two separate contracts: one with an engineering firm for design and another with a CMAR firm for construction. CMAR offers some advantages of design-build while allowing the owner to maintain direct control over project definition and design. The CMAR is brought on during design development to provide expertise on constructability, cost, and project risk.

## Traditional Design-Bid-Build

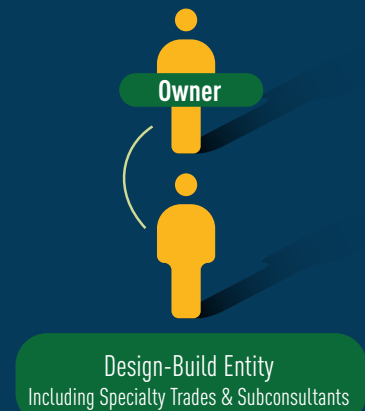


## Construction Manager at Risk



— Contract    - - - Communication

## Design-Build Project Delivery



Traditional Delivery

Design-Bid-Build

Owner Risk

CMAR

Collaborative Delivery

Design-Build

Contractor Risk

### Pros

- Accelerated schedule compared to design-bid-build
- Budget established sooner
- Bidding processes remain under CMAR
- Owner's risk reduced
- Constructability reviews occur during design
- Ability to select a quality CMAR

### Cons

- Increased owner involvement compared to design-build
- Multiple contracts required
- Limited by regulations (NC currently does not allow CMAR to self-perform work)

