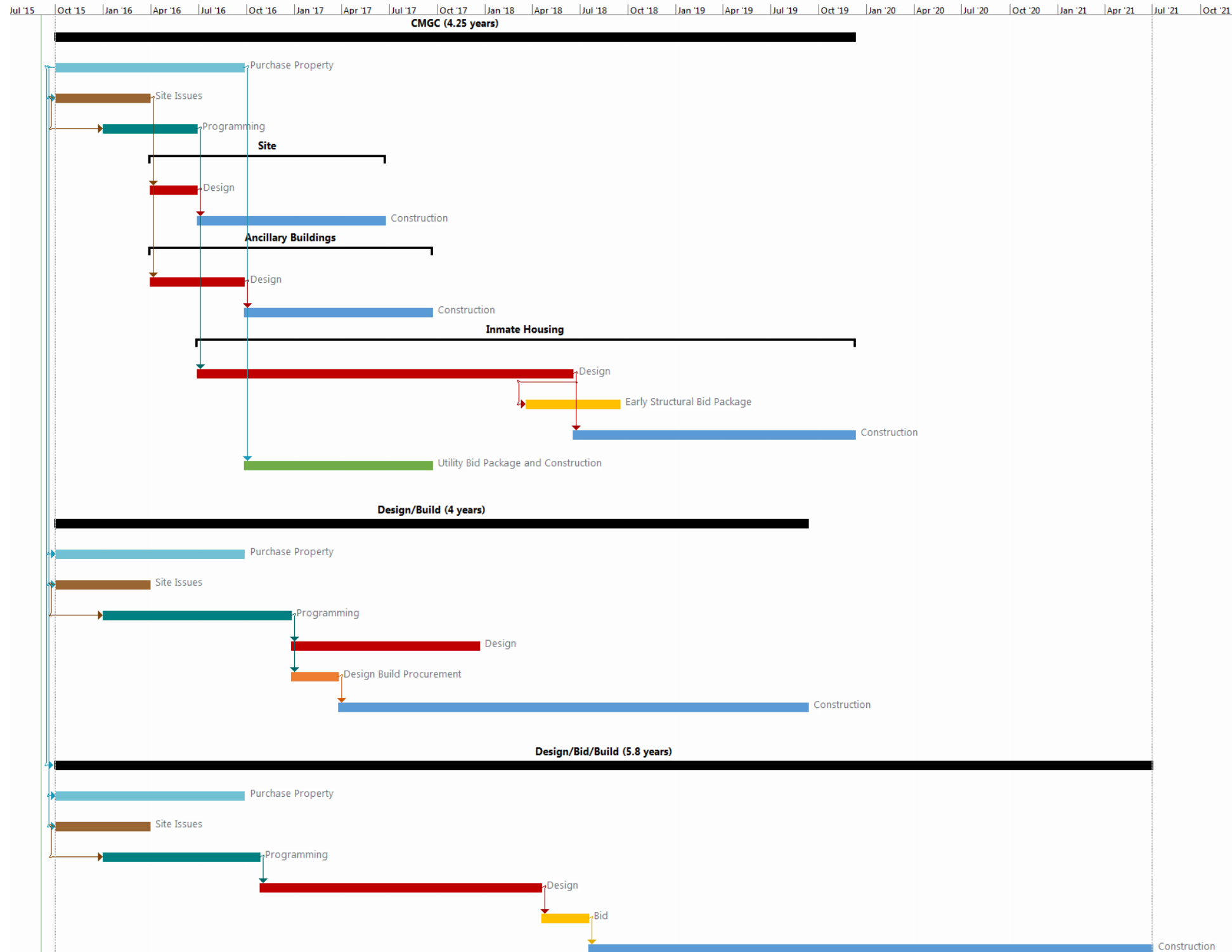


How to Manage Risk:



CMGC

- Shared risk between owner and contractor
- Owner holds the contract with the contractor and the architects and engineers
- Requires most oversight and involvement from owner
- Moderate level of change orders
- Moderate design and construction duration
- Allows the most input from owner; owner can participate in subcontractor selection
- Best method for complicated projects and complicated user groups
- Most flexibility

Design/Build

- Usually least risk to owner
- Usually fewer change orders
- Owner holds contract with contractor and the contractor holds contract with the architects and engineers
- Project comes in on budget but has least design input from owner
- Usually shortest design and construction duration
- Usually used for non-complicate, schedule- and cost-dependent projects
- Quality can be sacrificed
- Least flexible

Design/Bid/Build

- Owner holds most of the risk
- Owner holds the contract with the contractor and the architects and engineers
- Usually lowest original price but incureses more in change orders
- Linear process resulting in longest design and construction duration
- Best used for non-complicated and non-schedule dependent projects

Why CMGC is the best process for this project

Ability to manage risk with soils and wet lands

Flexibility to reduce cost and schedule duration

Allow more local contractors, subcontractors, architects, and engineers to participate

Quality control