

# Construction Management at Risk

Owner /  
Agency

## Advantages:

- ✓ More control during procurement
- ✓ Lowers financial risk (reduces escalating project costs)
- ✓ Provides input of a contractor during the design phase to make any design modifications that would enhance the project's:
  - long-term quality
  - maintenance
  - added cost savings
- ✓ Provides a process for the agency to review subcontractors' cost and qualifications with added transparency
- ✓ The agency receives the cost savings
- ✓ A Guaranteed Maximum Price provided during the design phase allows the agency to control costs and ensure the project stays within budget
- ✓ Option of adding schedule guarantees and penalties within the contract to ensure schedule delivery
- ✓ Reduces change orders and potential litigation

*Work together  
to benefit  
project*

Architect

Construction  
Manager/Contractor  
at Risk

## Considerations:

- ✓ Ensure that the contractor has limitations on self performing work
- ✓ Ensure that the contract is written to industry standards
- ✓ 100% of cost savings under the GMP should be returned to agency
- ✓ Ensure contractor has experience in and understands the CM at Risk process