

**Carver Elementary School  
Construction Manager at Risk review  
December 13, 2010**

Pros:

- Ability to prequalify and select the CM
- Helps avoid “unbuildable” or costly design details
- Helps avoid “unbuildable” or costly phasing plans
- Limit drawing/specification inconsistencies
- Better cost control through CM ownership of construction budget
- Better cost control through additional cost estimating
- Ability to “fast track” start of construction by scoping/bidding early trade contracts
- Rights to monitor and audit actual construction costs (open book)
- Fosters a spirit of cooperation between owner, designer, OPM, CM.
- CM will participate in local employment program
- 1 additional incentive point awarded by MSBA (based on IG approval)

Cons:

- Approval required by the Office of the Inspector General
- Cost of CM services (approximately 1-2% premium over lump sum bid)
- Limits competition at GC and Subcontractor levels
- If a Union signatory CM is chosen, then all Carpentry work will be Union which then has a cost premium
- “Fast track” construction process could also be considered a con