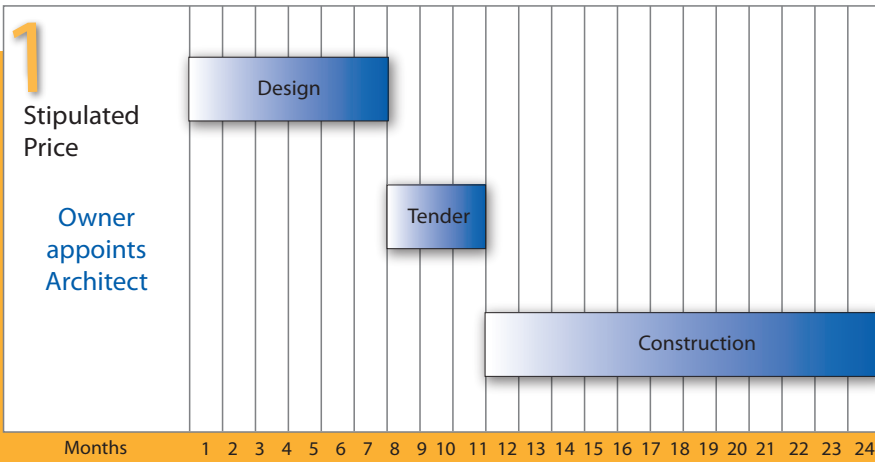


Project Schedule

(Based on a 24-month comparison period)

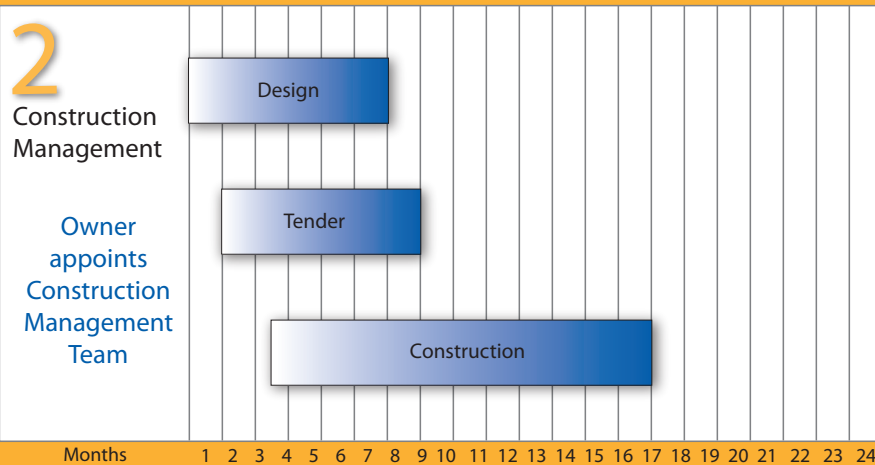


Main Advantage:

- Fixed price at tender
- Detailed control of design

Main Disadvantage:

- Less conducive to teamwork
- Extended project schedule due to sequential design and construction
- Owner takes the risk of design coordination issues

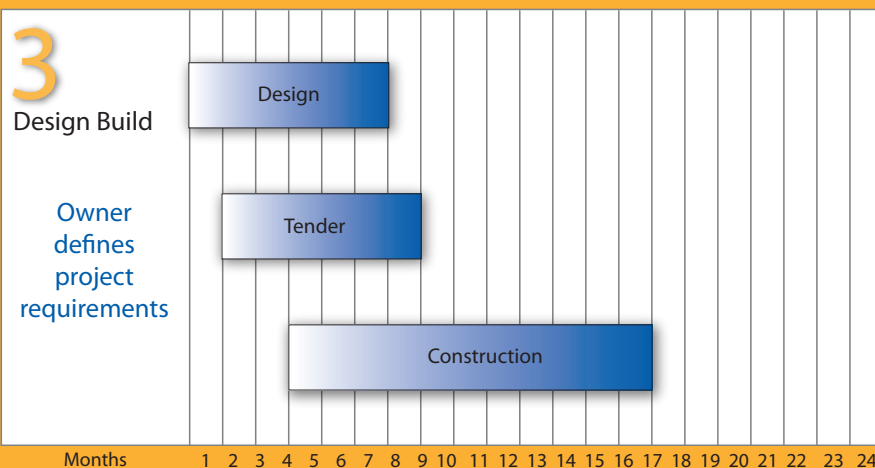


Main Advantage:

- The design and construction team collaborates from the beginning of a project

Main Disadvantage:

- Owner shares the risk of design development and subcontractor's performance

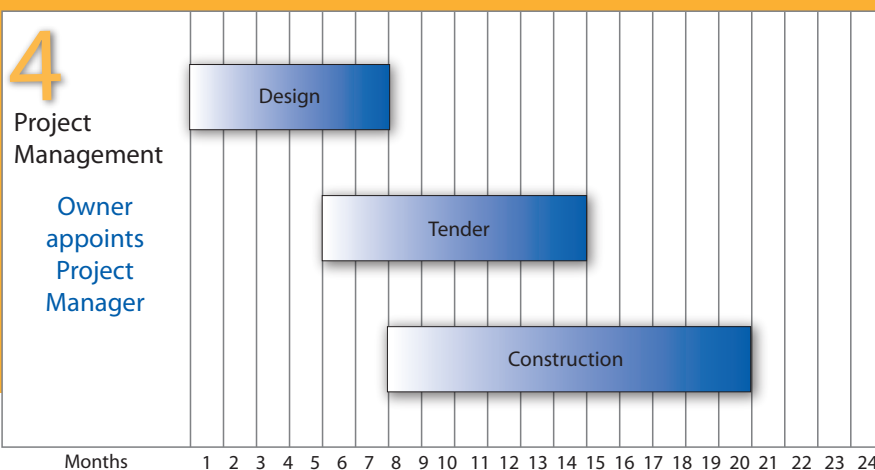


Main Advantage:

- Project speed
- Single source responsibility

Main Disadvantage:

- Owner does not maintain direct control over design detail
- Requires comprehensive project functional program



Main Advantage:

- Sound overall advice through all phases of a construction project

Main Disadvantage:

- Finding a knowledgeable Project Manager who has the expertise required to deliver continual advice

Preconstruction:

Although Preconstruction is not a form of procurement, it is becoming something that our clients increasingly request. Preconstruction is begun at the very early stages of the project and updates are given as the design develops. There really is no disadvantage to Preconstruction, unless you see a downside to doing something that will actually help save money and reduce unexpected surprises!

Hybrid:

Hybrid contracts, by their very definition, blend a variety of aspects from each procurement model; therefore, an owner can expect to see any combination of design, tender and construction time with their specific contract.