



the facility operational and provide the most effective methods of implementing construction to complete the work to meet UAA schedule and requirements. Ultimate success of the project will be based upon the ability of the contractor to collaborate with the design team, Owner, and occupant.

Other significant benefits for using the CMAR procurement method are as follows:

During design development, the architect and contractor work together to cultivate and review the design; the contractor can provide a construction review of construction documents, and help determine phasing and sequencing of the work.

The contractor develops a guaranteed maximum price (GMP) through a reconciliation process with the design team and Owner. A detailed comparison of cost estimates developed by the design team and contractor provides cost control and, in some cases, results in cost saving from value engineering.

The CMAR contractor is selected based on qualifications. This helps ensure that the contractor has the experience and other qualifications to accomplish the scope of work. This also ensures a strong allegiance to Owner because the contractor's business relies on references and repeat work.

The contract can be written to allow near future phased work to be accomplished by the same CMAR contractor as funding becomes available, if performance is acceptable and the contractor is willing to do the work. Additional mobilization costs are potentially saved. The contractor is familiar with the project.