The **Construction Manager/General Contractor (CM/GC)** project delivery method is an approach where a construction manager is hired during the design phase and works closely with the owner and design team. The same construction manager may then serve as the general contractor during the construction phase. This method offers several advantages and disadvantages:

**Advantages: Construction Manager/General Contractor (CM/GC)**

**Early Involvement of Construction Expertise:**

Advantage: CM/GC allows for the early involvement of a construction manager during the design phase. This can lead to more accurate cost estimates, improved constructability, and value engineering.

**Collaboration and Communication:**

Advantage: Improved collaboration among the owner, designer, and contractor is facilitated through early involvement. This can result in better communication and a more integrated project team.

**Cost Control:**

Advantage: With a construction manager involved in the design phase, there is a better chance of controlling costs. The construction manager can provide input on materials, methods, and sequencing to optimize the project budget.

**Faster Project Delivery:**

Advantage: The overlap of design and construction phases can lead to faster project delivery since construction can begin before the design is fully completed.

**Risk Management:**

Advantage: The construction manager can help identify and manage potential risks early in the project, reducing the likelihood of costly changes or delays.

**Flexibility in Construction Methods:**

Advantage: The CM/GC model allows for flexibility in choosing construction methods and materials, as the construction manager can provide input based on experience and knowledge of the local market.

**Disadvantages: Construction Manager/General Contractor (CM/GC)**

**Limited Cost Competition:**

Disadvantage: Since the same entity serves as both the construction manager and general contractor, there may be limited competition during the construction phase, potentially leading to higher costs.

**Conflict of Interest:**

Disadvantage: The dual role of the construction manager/general contractor may create a perceived or actual conflict of interest, as they are responsible for both advising on the project during design and executing the construction work.

**Complex Contractual Arrangements:**

Disadvantage: The contractual relationships in CM/GC projects can be complex, involving multiple parties. This complexity may lead to disputes or difficulties in project administration.

**Dependency on Construction Manager's Competence:**

Disadvantage: The success of a CM/GC project heavily relies on the competence and expertise of the construction manager. If the construction manager lacks experience or makes poor decisions, it can negatively impact the project.

**Uncertain Project Costs Early On:**

Disadvantage: While CM/GC aims to provide more accurate cost estimates early in the project, there is still some uncertainty until the construction phase begins, potentially leading to budgetary concerns.

In conclusion, the choice between a Construction Manager/General Contractor approach and other project delivery methods depends on the specific needs, preferences, and risk tolerance of the owner. Each project should be evaluated individually to determine the most suitable delivery method.

The **Hard Bid/General Contractor** project delivery method is a traditional approach in the construction industry. In this method, the owner hires a design team to create the project specifications, and then a general contractor is selected through a competitive bidding process. While this method has been widely used, it comes with its own set of advantages and disadvantages:

**Advantages: Hard Bid/General Contractor**

**Competitive Pricing:**

Advantage: The competitive bidding process can result in lower construction costs, as multiple general contractors submit bids to win the project. This can be advantageous for owners seeking the most cost-effective solution.

**Clear Project Scope:**

Advantage: The project scope and specifications are typically well-defined in the bid documents, reducing the potential for misunderstandings and disputes during the construction phase.

**Wide Pool of Contractors:**

Advantage: Owners have the opportunity to choose from a wide pool of general contractors, promoting competition and potentially leading to better construction quality and pricing.

**Simple Contractual Arrangements:**

Advantage: The contractual relationships are generally straightforward. The owner contracts separately with the design team and the selected general contractor, simplifying the legal and administrative aspects of the project.

**Cost Certainty:**

Advantage: With a hard bid, the owner has more certainty regarding the total project cost since the contract price is fixed based on the selected bid.

**Disadvantages: Hard Bid/General Contractor**

**Limited Contractor Involvement in Design:**

Disadvantage: General contractors are typically not involved in the design phase, which can lead to missed opportunities for value engineering, constructability improvements, and early cost estimates.

**Adversarial Relationships:**

Disadvantage: The competitive nature of the bidding process may create adversarial relationships between the owner, design team, and contractors. This can result in disputes and a less collaborative project environment.

**Risk of Low-Quality Bids:**

Disadvantage: The lowest bid may not always guarantee the best quality. Some contractors may submit low bids to win the project but might cut corners during construction, potentially leading to quality issues.

**Limited Flexibility:**

Disadvantage: Once the contract is awarded, there is limited flexibility for changes to the project scope. Any modifications may result in additional costs and delays.

**Incomplete Design Documents:**

Disadvantage: In some cases, design documents may not be fully complete or detailed at the time of bidding. This can lead to uncertainties and change orders during construction, affecting both cost and schedule.

**Risk of Bid Shopping:**

Disadvantage: Some owners may engage in bid shopping, seeking lower bids after the initial bidding process. This practice can strain relationships with contractors and lead to misunderstandings.

**Bid Protest Potential:**

Disadvantage: Contractors who feel unfairly treated during the bidding process may file bid protests, potentially delaying the project and creating legal challenges.

In summary, the Hard Bid/General Contractor approach is suitable for projects with well-defined scopes and where cost certainty is a top priority. However, it may not be the best choice for more complex projects where early contractor involvement and collaboration are critical. The selection of the project delivery method should align with the specific goals and characteristics of the project and the preferences of the owner.

Fire Committee Recommendation is **Construction Manager/General Contractor (CM/GC)**