CUMBERLAND COUNTY SCHOOLS

LS3P

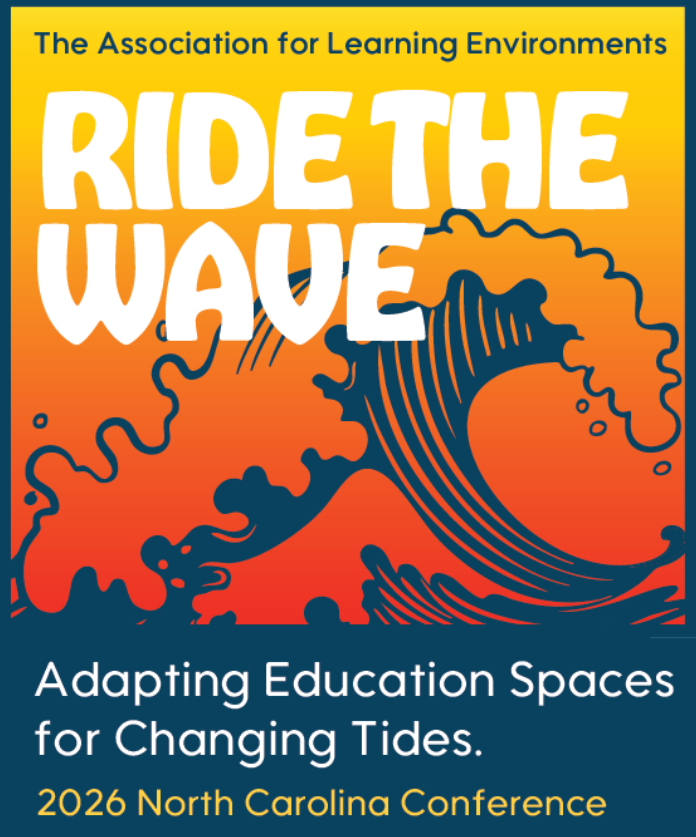
BARNHILL

TIMMONS GROUP

A4LE 2026 North Carolina Chapter Conference

PICK YOUR PATH:
Charting the Course for A/E/C Delivery

May 4, 2026



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Learning Objectives

Differentiate key delivery methods

Understand the structure, roles, and risk allocation differences between Design-Bid-Build, CMAR, and Design-Build.

Evaluate when each method is most appropriate

Match delivery methods to project goals like speed, cost certainty, complexity, and public accountability.

Understand risk, cost, and schedule trade-offs

Recognize how each method impacts change orders, contingencies, collaboration, and timeline compression.

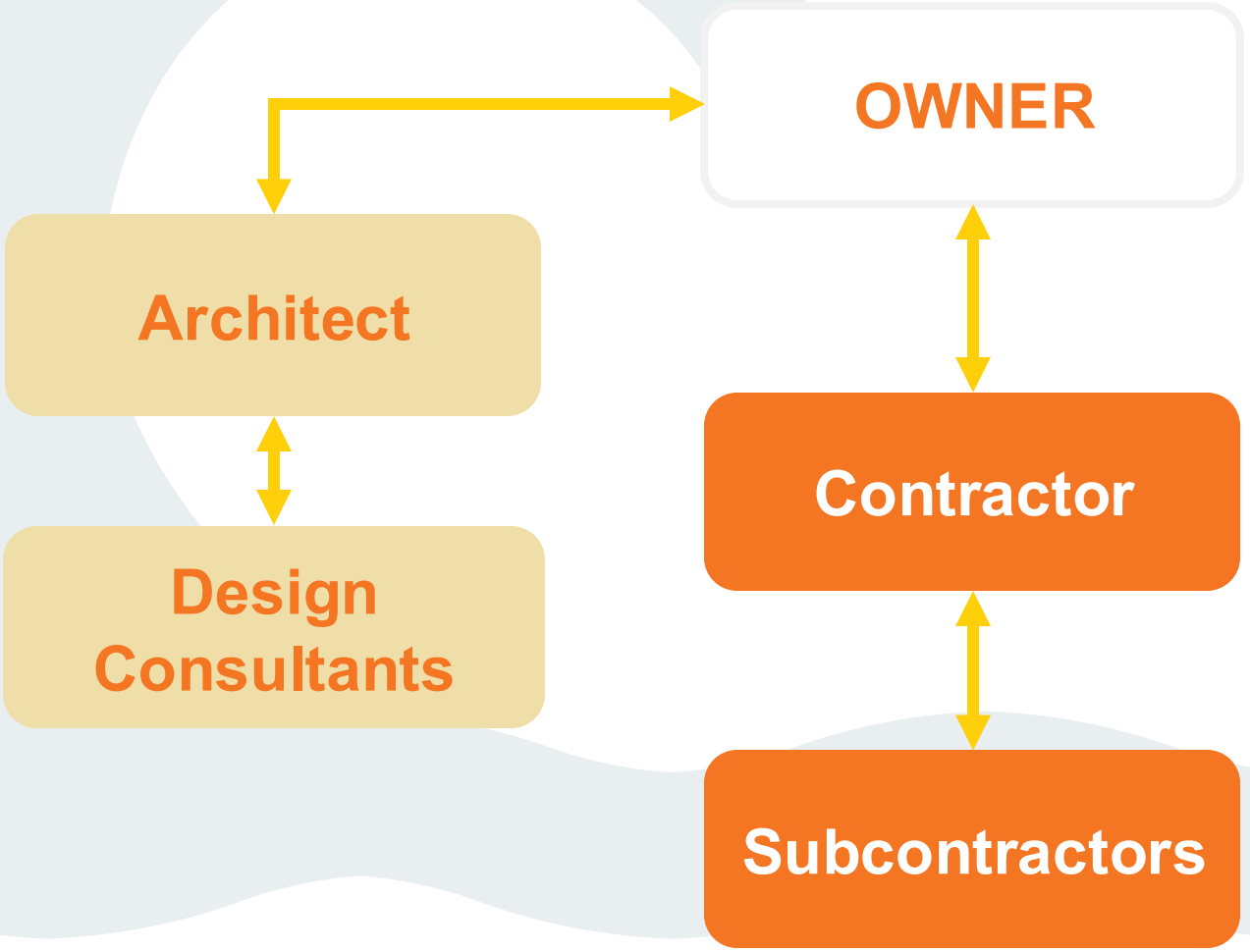
Apply delivery method selection to real public projects

Use case-based thinking to recommend the right approach for schools and municipal projects.

Delivery Method
Options

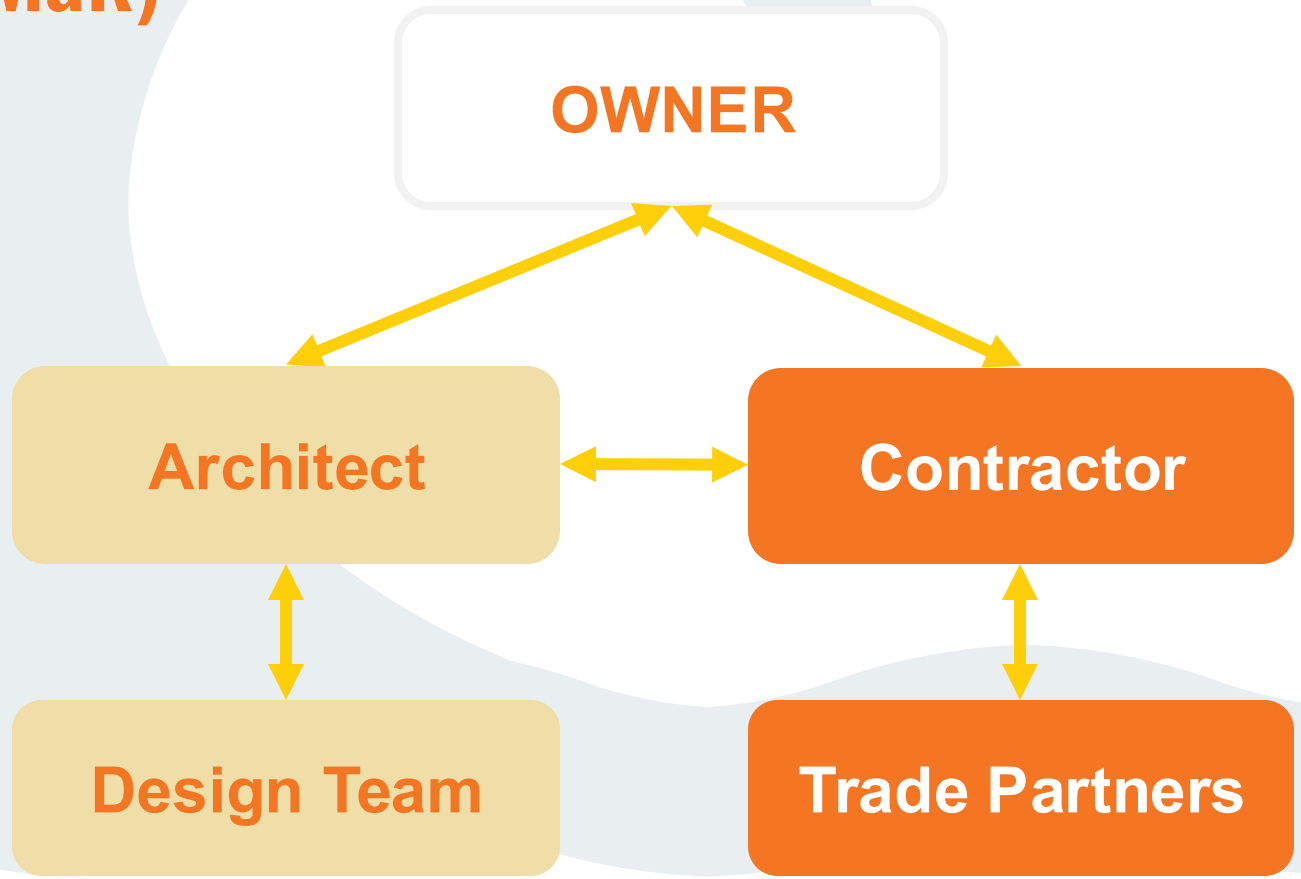
Major Delivery Methods

Design–Bid–Build (Hard Bid)



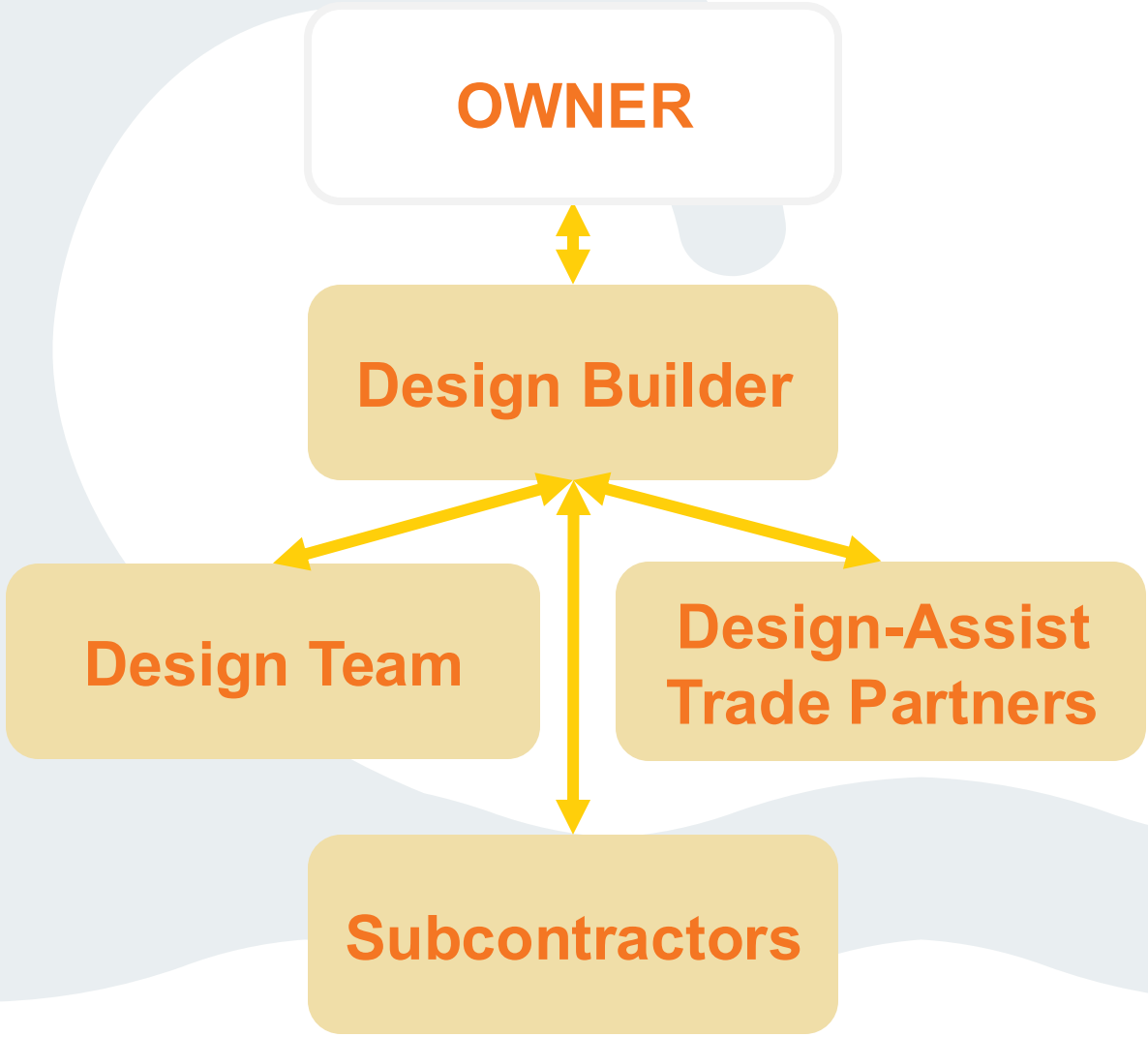
Major Delivery Methods

Construction Manager at Risk (CMaR)



Major Delivery Methods

Design–Build (DB)



Method 1: Design–Bid–Build (Hard Bid)

PROS	CONS
• Lowest Initial Cost	• Excludes Design Engagement from GC
• Competitive GC Pricing	• Maximum risk to Owner
• Familiar	• No Pre-Qualification of Subcontractors

Choosing Design–Bid–Build (Hard Bid)

- **Best K-12 Use Cases**
  - **Small** renovations
  - **Simple** additions (classroom wings, gym expansions)
  - Projects with **minimal complexity**
- **When to Choose DBB**
  - Scope is **well-defined and unlikely to change**
  - Project conditions lead to a **predictable, low-risk outcome**

Method 2: Construction Manager at Risk (CMaR)

PROS	CONS
• Early contractor involvement improves constructability	• Additional Preconstruction and CM fees
• Guaranteed Maximum Price (GMP) provides cost certainty & reduces risk	• May exclude cheapest sub pricing
• Collaboration enhances design & performance	• Increases Owner Involvement in the process
• Qualification-based selection of GC	• GC cannot self-perform
•Pre-Qualification Process for Subcontractors	
•Opportunity to increase local MWBE participation	

Choosing Construction Manager at Risk (CMaR)

- **Best K-12 Use Cases**
  - New & Large Schools
  - Schools with **complex programs** (auditoriums, athletics, labs)
  - Phased construction on **occupied campuses**
  - Renovations/additions where **unknowns exist**
- **When to Choose CMAR**
  - Project has **complexity or phasing**
  - Owner wants **cost control early**
  - **Schedule, Qualifications & Project Staffing** matter
  - Owner wants maximum **design influence**
  - Owner **needs time** for ample community engagement

Method #3: Design–Build (DB)

PROS	CONS
• Single point of responsibility (one contract)	• Less direct owner influence over design
• Maximum risk reduction to Owner	• Aesthetic design is secondary to price and schedule
• Faster delivery (overlapping design + construction)	• Owner Unfamiliarity
• Reduced change orders due to integrated team	• Quick Decision-Making Required
• Strong collaboration and innovation	
• Ability to negotiate sub pricing on Owner's behalf	
• Design-Builder may self-perform	

Choosing Design-Build (DB)

- **Best K-12 Use Cases**
  - Speed to Market: Fast-track schools with **overcrowding or funding deadlines**
  - **Repeat prototype** schools across a district
  - Projects prioritizing **schedule over customization**
- **When to Choose Design-Build**
  - **Schedule & Costs** are the **#1 driver**
  - Owner wants **reduced risk + single point accountability**
  - Design flexibility is acceptable

Major Delivery Method Recap

	Hard Bid	CMAR	Design-Build
Cost Certainty	Lowest	High	Highest
Schedule	Slow	Medium	Fast
Owner Responsibility	High	High	Low
Collaboration	None	High	Very High
Change Orders	High	Low	None
Best For	Small/Simple	Large/Complex/Phased	Fast-track/Complex

Bringing It All Together:
Choosing the Right Path


Questions?

Contact Us

Scan to read The Design Toolkit for Future Forward K-12 Facilities

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