

Services Comparison of CMa to CMc

Services to Owner	CMa	CMc
Guaranteed Maximum Price Option	✓	✓
Review and evaluate the Owners Program in design phase	✓	
Early cost estimating, scheduling, and recommendations of delivery systems in design phase	✓	✓
Periodically update schedule during design phase	✓	✓
Coordination of Owners consultants in design phase	✓	
Recommendation on advanced ordering of materials	✓	
Review design documents during development	✓	
Evaluations relative to, availability of materials and labor	✓	✓
Recommendations on phasing, costs of alternative designs and materials and possible cost reductions	✓	
Evaluations of systems, materials or equipment for impact upon cost and schedule, sequencing, constructability and coordination.	✓	
Updating of cost estimates and schedule during design phase	✓	✓
Recommendations to Owner to mitigate design details that could adversely affect cost, scope, schedule, and quality during the design phase	✓	
Assist the Owner in selecting, retaining and coordinating the services of surveyor, geotechnical engineers, special consultants, Bond Counsel, Financial Advisors and other service providers	✓	
Prior to and during the design phase, be the trusted advisor to the Owner by furthering the Owner's interests at all times. Same during the construction phase	✓	

AIA C132-2019 Construction Manager as Agent (CMa) AIA A133-2019 Construction Manager as Constructor (CMc)

CMc has less services to owner, therefore, CMc has no advantage over Cma.