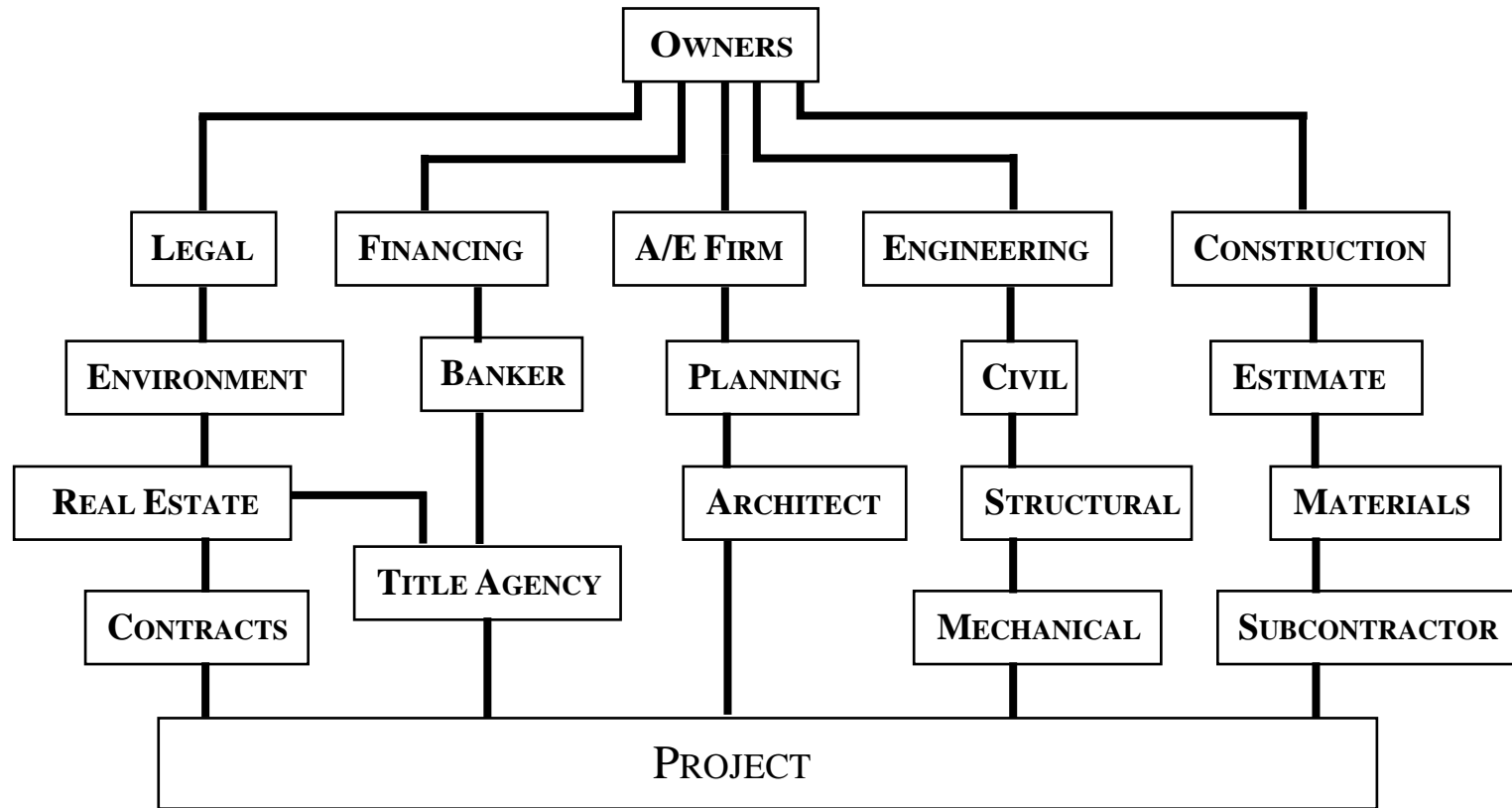


OWNER WITH MULTIPLE CONTACT RESPONSIBILITY



DISADVANTAGES TO OWNER MANAGED PROCESS

- ALL PARTIES HAVE DIFFERENT AGENDAS/OBJECTIVES.
- SEVERAL CONTRACTS/DECISIONS TO NEGOTIATE.
- MOST LITIGIOUS DELIVERY PROCESS.
- SLOWEST PROJECT DELIVERY SYSTEM.
- NO CONSTRUCTOR INVOLVED IN DESIGN.
- INITIAL LOW BID DOESN'T RESULT IN BEST VALUE.
- ALL PROCESSES ARE DELAYED WHEN ANY PROBLEMS ARISE.