

What is CMAR?

(Also known as CM/GC)

“Defining” Characteristics:

- Simultaneous Selection with Design Consultants
- Selection Based upon Qualifications
- Separate Contracts for Design & Construction
- CMAR Holds Trade Contracts/ Performance Risk

“Typical” Characteristics:

- Collaborative Team Effort
- Preconstruction Services
- Fast-Track & Overlap Design & Construction

Construction Manager at Risk

Architect/Engineer (Qualifications Based Selection)

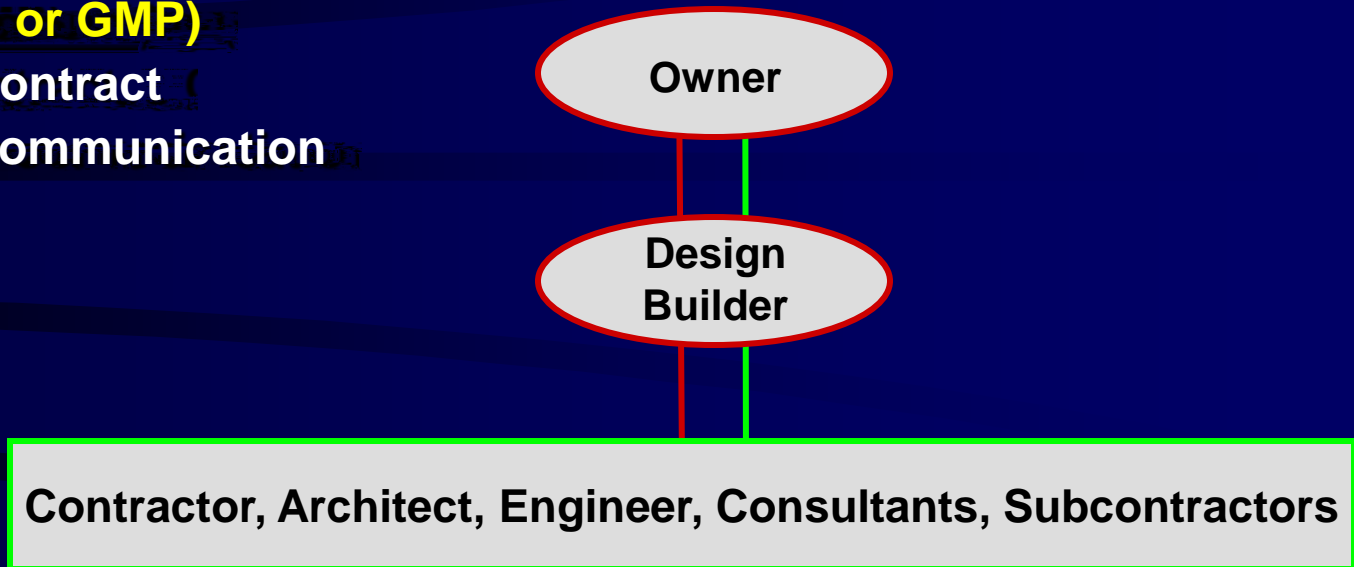
- Design services with active CMAR participation
- Some construction administration/participation

CMAR

Design-Build

(Lump Sum or GMP)

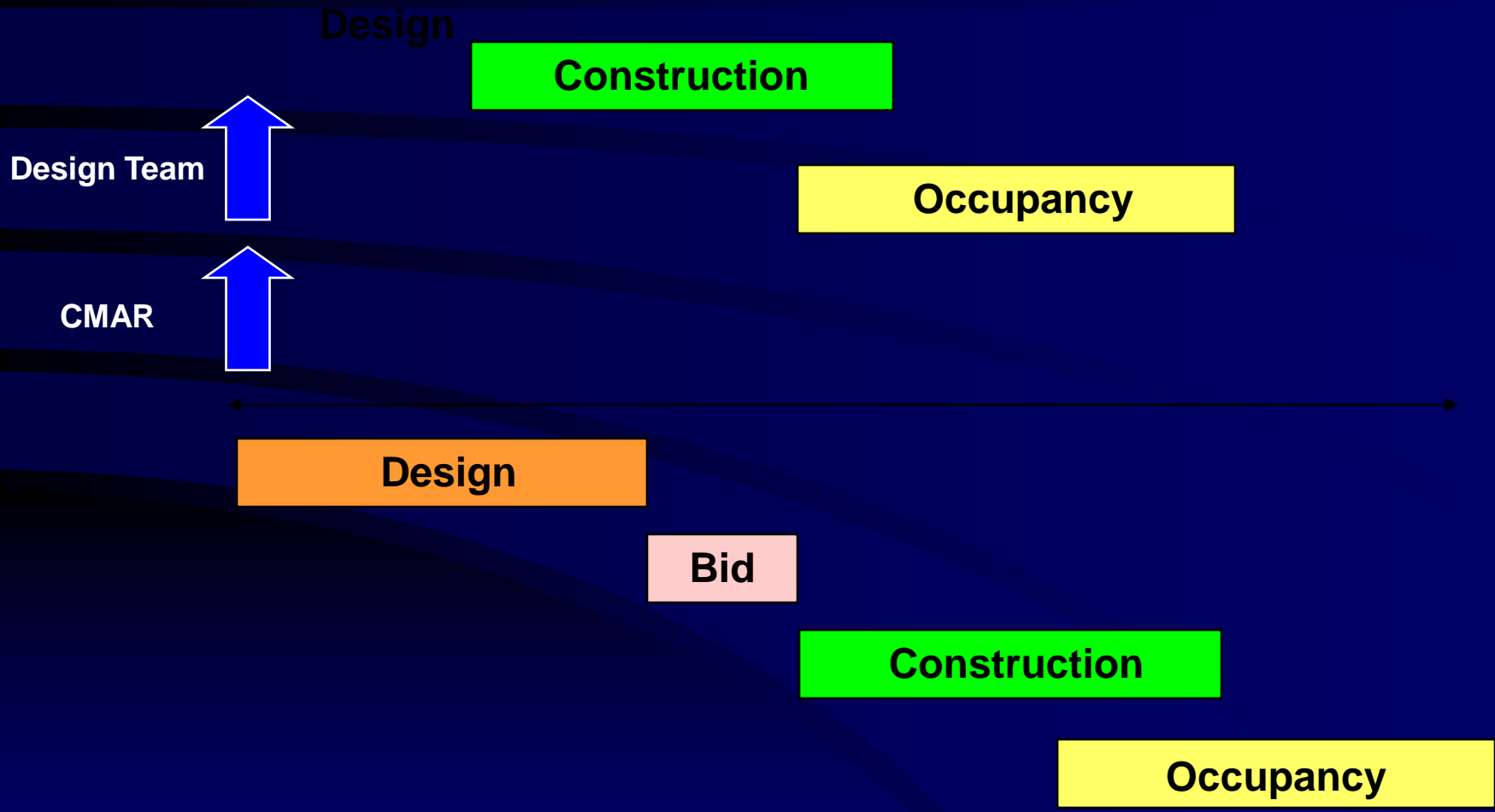
— Contract
— Communication



Design Builder (Qualifications Based Selection or Best Value)

- Design and construction
- Management of design services
- Management of bid process and trade subcontracts
- “Open book” or lump sum

Typical CMAR



Selection Committee Composition - AZ Statute

Selection team:

- Minimum of 3 not more than 7
- One licensed contractor, Sr Management
- One registered architect or engineer

Diversity required for transparency

Owner Responsibilities

Evaluate Statements of Qualifications in accordance with criteria and weighting approved by Owner

Enter negotiations with highest qualified firm

Construction shall not commence without a fixed price or GMP agreement on construction

Scoring must be made available to the competing teams upon request after execution of the contract (**transparency**)

Sample Selection Criteria

- 1) General Information
- 2) Experience and Qualifications of the CMAR and Systems
- 3) Contractor Understanding of the project and approach to performing the required services
- 4) Overall evaluation of the firm/team and its ability to provide the required services

Owner Advantages of APDM

Simultaneous team selection – Engineer and Contractor

Open book – eliminates hidden agendas

Greater savings opportunities

Better planning

Designing to contractor's strengths

Improves quality and value

Shorter project schedules

Continuity through preconstructing 0.90d Con

Construction Manager At Risk

Creates “win-win-win” environment

Not suitable for every owner, designer, builder or legal department

- Requires different culture and people
- Requires different procurement methods
- Requires different processes
- Requires different contracts

Focus on quality and value – not low bid

- Construction is not a commodity

Enlightenment through Preconstruction Services

Team structure – strategy for success

Develop

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