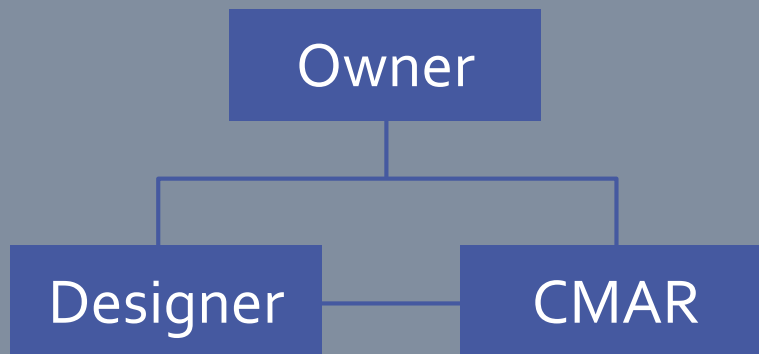


What is Construction Manager at Risk (CMAR)



Description of CMAR

- The CMAR project delivery method is most similar to the traditional Design-Bid-Build method.
- CMAR is legally committed to the construction performance to deliver the project within a defined schedule and Guaranteed Maximum Price (GMP).
- Similar to a traditional General Contractor (GC) role, CMAR will hold all trade subcontracts during the construction phase.
- The added value in using this method is the CMAR also acts in an advisory role to the Owner during development and design phases.



Difference between D-B-B and CMAR



- Owner to interview and select CMAR firm based on fee, qualifications, experience, and team before detailed design and final construction documents are fully completed
- CMAR and design team work together to develop and estimate cost of the design throughout the entire design process
- Schematic, Design Development, and Construction Design Phase
- This methodology supports a collaborative and integrated relationship with mutual project goals for Owner, Designer, and CMAR
- This methodology supports fast track project schedules and tight development time frames
- This methodology brings the team to a GMP earlier in the process
- GMP is sum of the CMAR's fee, overhead, contingencies and direct cost of the construction services, i.e. prime contractors and/or subcontractors
- Unused contingency reverts back to owner at end of project

Benefits of CMAR



- Owner gains valuable knowledge and insight from CMAR early into planning and design
- Opportunity to 'Fast Track' construction to begin before design is complete
- Phased Design Packages: Deep Foundation Structure, Critical Systems and Envelope, Interior Finishes
- 'Fast Track' construction is an industry term for project delivery strategy to start construction before design is complete. The purpose is to shorten the time to project completion.
- Continuous budget control is possible and the GMP can be determined earlier
- Because there is more teamwork between design team and CMAR early in the design process, there is greater ability to handle scope changes and potential reduction in Change Orders during the Construction Phase

When to use CMAR

- The need for early contractor involvement
- New, Large, Complex Projects or Renovation Projects
- Schedule Sensitive Projects,
- Difficult to define or subject to potential changes
- Projects that require a high level construction management due to multiple phases, technical complexity, or multi-discipline coordination between design and construction
- Best Value Selection & Best Qualifications
- Need to minimize Owner's Risk & Changes during the Construction Phase



CMAR in review

Promotes collaboration which in turn promotes:

- Early Identification of Challenges
- Expedited Schedule
- Early Determination of GMP
- Early Construction Start Dates, which transfers some Owner risk to CMAR sooner
- Control in design and scope changes, which reduces Change Orders



Thank You!

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