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:

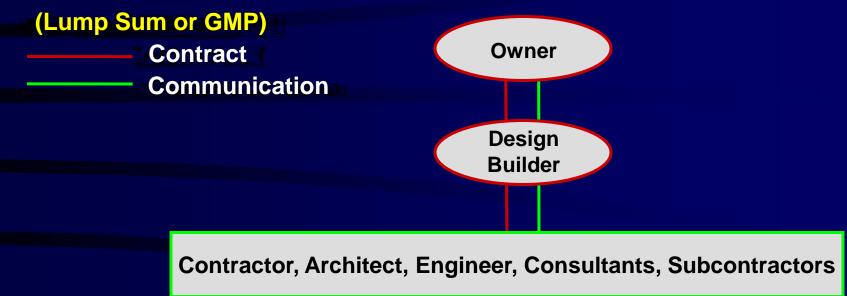
Collaborative Team Effort Preconstruction Services Fast-Track & Overlap Design & Construction

Construction Manager at Risk

Architect/Engineer (Qualifications Based Selection)

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

Design-Build

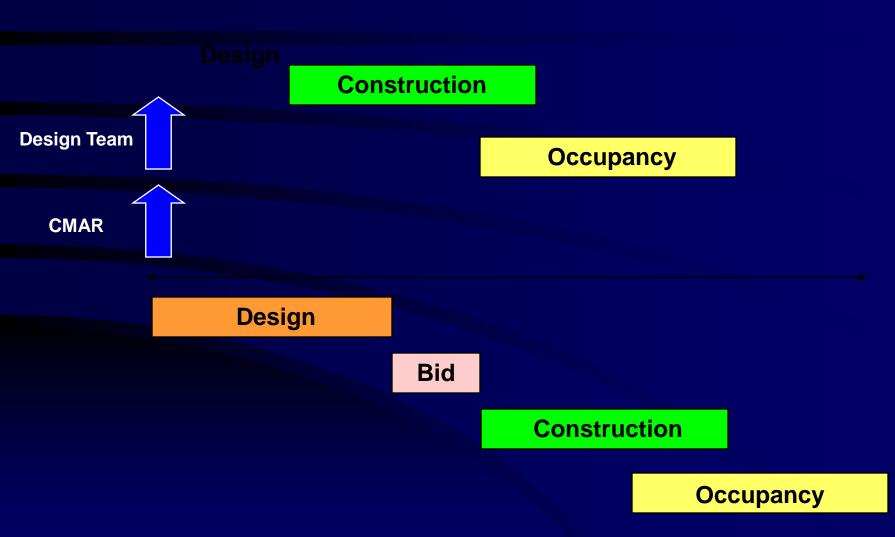


Design Builder (Qualifications Based Selection or Best Value)

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



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 [4))0ts 10.8509.5 /MC3.s /cs /P4

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 preconstructiug0.990d 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 –



