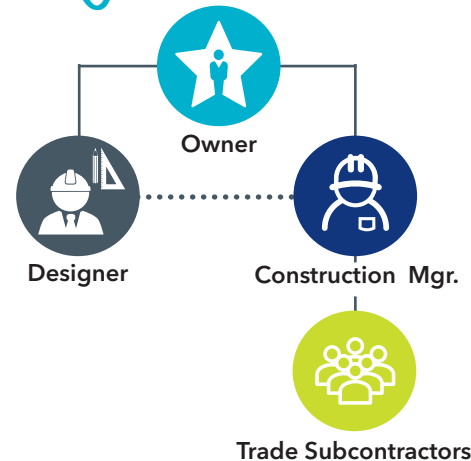


## CONSTRUCTION MANAGEMENT AT RISK (CMc or CMaR) EXPLAINED

The project delivery method is one of the most important factors for you to consider when embarking on a new construction project. Several fundamental project considerations are directly impacted by the delivery method selected. These considerations include the need to adhere to a comprehensive **budget**, a **schedule** that accurately represents the performance period, a responsive and efficient design process that leads to a **quality** set of documents, a collaborative **team** and a thorough **risk assessment** followed by the proper allocation of risk by the Owner.

Construction Manager as Constructor (CMc or CMaR) is a project delivery method in which the Construction Manager acts as a consultant to the Owner in the project development and design phases, and assumes the risk for construction performance.

## SO WHAT ARE THE BENEFITS TO YOU?



### BUDGET

- Early cost guarantees creates a confident budget early to facilitate planning
- Budget control through incremental pricing and informed decisions throughout design
- Transparent and competitive bids

**FUN FACT!**  
On average, 90% of work is competitively procured from local / regional trade contractors

### SCHEDULE

- The schedule is collaboratively built from start to finish = fewer surprises!
- Trade contractors are prequalified before bidding allowing for greater control of schedule, quality and cost
- Opportunity to overlap design with construction through early bid packages = earlier start to construction

### QUALITY

- Constructability reviews during design by those actually responsible for building your building
- CMaR knows all drawing details and design intent to help Owner make better decisions

### TEAM

- Allegiance: CMaR has YOUR best interest at heart because their business relies on references and repeat relationships
- Collaboration: No managing egos between Designer & CMaR

### YOUR RISK REDUCED!

- Owner only holds TWO contracts - one with Architect, one with CMaR
- Guaranteed Maximum Price (GMP) is established
- CMaR holds and assumes risk for all trade contracts

**THE BENEFIT TO YOU**  
You shed your risk and reduce the amount of time you are managing the project to focus on your primary responsibilities

**BREAKING NEWS!**

Legislation has been introduced that will allow the CMaR delivery system for all public owners with the exception of the Department of Transportation. As of March 19, 2021, the House State Government Committee has passed Senate File 183 by a vote of 13-10, advancing the legislation to the full House. The House scheduled floor vote could come at any time.

Learn more about next steps and responsibilities of a CMaR throughout the design & building process.

## RESPONSIBILITIES OF YOUR CONSTRUCTION MANAGER

**1** WHAT'S NEXT / HOW DO I HIRE A CMaR?

- Hire CMaR at same time as Architect
- 2-Step Process
- Step 1: RFQ, shortlist the best firms
- Step 2: Interview firms, and select CMaR and Architect based on a best value approach (qualifications & fee)
- After selection, CMaR works with Architect during design for goal of seamless construction

**2** CONCEPTUAL PLANNING

- Develop a Conceptual Estimate
- Develop a preliminary project master schedule
- Develop a Conceptual Planning report

**CONTACT US!**



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**3** SCHEMATIC DESIGN

- Conduct value analysis
- Establish reporting and accounting procedures
- Develop bid package format
- Identify long-lead purchase items
- Update conceptual estimate
- Update the master schedule
- Update the project budget
- Schematic design report

**4** DESIGN DEVELOPMENT


- Evaluate architectural components and system alternatives
- Evaluate structural systems
- Evaluate mechanical and electrical systems
- Conduct value analysis
- Establish project General Conditions
- Prepare preliminary construction estimate and schedule
- Evaluate labor and trade contract market
- Prepare and review trade contractor bid lists
- Update master schedule
- Analyze the estimate (program vs. budget vs. estimate)
- Refine project budget
- Design Development report

**5** CONTRACT DOCUMENTS

- Procure partial building permit
- Establish on-site staff
- Bid and purchase long-lead items
- Finalize construction estimates
- Finalize project budget
- Finalize owner occupancy schedule
- Prepare cash flow schedule
- Review contract plans and specifications
- Finalize trade contractor bid lists
- Update construction schedule
- Procure final building permit
- Bid market analysis
- Contract Document report

**6** BIDDING & AWARD

- Advertise for trade contractor bids
- Conduct trade contractor pre-bid conference
- Receive and tabulate trade contractor's bids
- Update construction and master schedules
- Develop detailed construction schedule
- Conduct pre-award conferences
- Award trade contracts



Visit Russell's website for additional details and recent projects delivered utilizing the CMaR delivery method.

**7** CONSTRUCTION

- Mobilization of construction
- Verify & monitor insurance requirements
- Approve trade contractor progress payments
- Maintain shop drawings & sample control
- Provide project cost control
- Conduct weekly job meetings
- Evaluate progress and update construction schedule
- Change order management
- Inspect & monitor trade contractor's work
- Administer safety, security and quality control programs
- Coordinate owner occupancy schedule
- Conduct final inspection
- Prepare punch list
- Certify substantial completion
- Start-up & recommended maintenance
- As-built drawing management
- Submit Operation Manuals & warranties
- Perform final accounting

**8** POST CONSTRUCTION

- Provide continuing consultation
- Coordinate warranty services