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

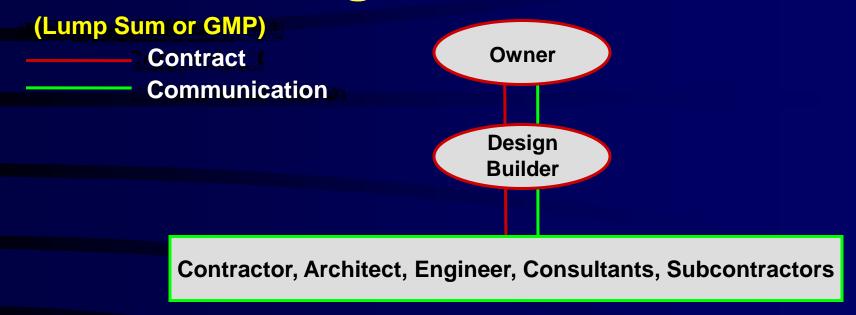
Fast-Track & Overlap Design & Construction

Construction Manager at Risk

Architect/Engineer (Qualifications Based Selection)

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

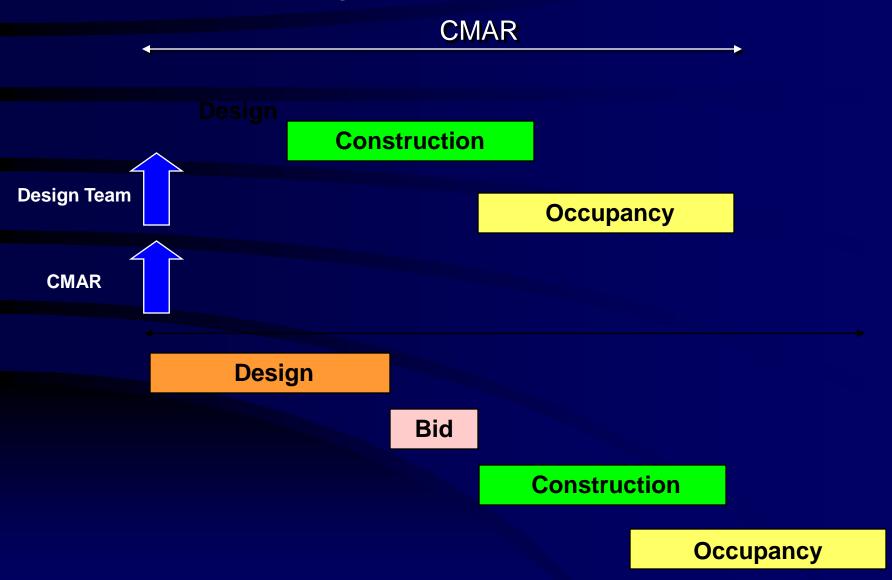
Design-Build



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

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 (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 preconstructiug 0.990d Con

Construction Manager At Risk

- Creates "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 -

