



CMAR

Construction Manager at Risk Project Delivery

The CMAR project delivery method offers owners an alternative to the traditional design-bid-build approach. In CMAR, the owner selects an experienced construction manager (typically a general contractor selected based on qualifications) to supplement the design consultant team. Throughout the design process, the construction manager provides real-time cost estimating, which enhances the ability of the owner and design team to make value-based decisions. This collaborative process allows the design team to seamlessly modify the project scope to work toward a defined budget, rather than hoping bids are within budget on bid day. The CMAR process also brings in construction trades early in the process to help the owner be assured there are qualified contractors and subcontractors to build the project. This becomes increasingly important as the large amount of projects have led to less and less bidders since contractors are too busy to take a chance on being the low bidder.

The CMAR delivery method has traditionally been used for projects that include construction of buildings rather than for utility or transportation projects. Minnesota Statute prohibits the use of CMAR for projects within the public right-of-way, while Iowa does not have this same prohibition as long as it's not a DOT project. State regulations should be considered when evaluating the use of the CMAR process for project delivery.

To initiate the process, the CMAR is hired through an RFQ process which can take approximately 8-12 weeks from initiation to award. The RFQ process can occur at any time during design but is most commonly done when the design is around 30% complete. The CMAR then works with the design team and owner to advance the design to 80-90% complete, integrating cost estimates and value decisions. Finally, the CMAR provides a guaranteed maximum price (GMP) to deliver the final project. The owner has the right to accept the GMP and sign into a contract with the CMAR for project delivery or reject the GMP and proceed with bidding. If the GMP is approved, the CMAR will be responsible for developing bid packages and publicly bidding the various project components.

Benefits

- Provides superior budget control and cost transparency
- Achieves best value for use of funds
- Allows for qualification-based selection of construction manager and open bid process for subcontractors
- Achieves increased interest from prospective bidders and subcontractors
- Promotes opportunities for local contractors
- Approved for use with most state and federal funding programs

Why Bolton & Menk

Bolton & Menk has a history of implementing projects via alternative delivery methods (design-build) that incorporate a high level of collaboration with construction professionals. Our experience coupled with our strong working relationship with construction professionals make us well suited to deliver CMAR projects. Bolton & Menk is very familiar with CMAR and has delivered multiple projects using this method.

