



Construction Management At Risk Briefing

Finish Strong

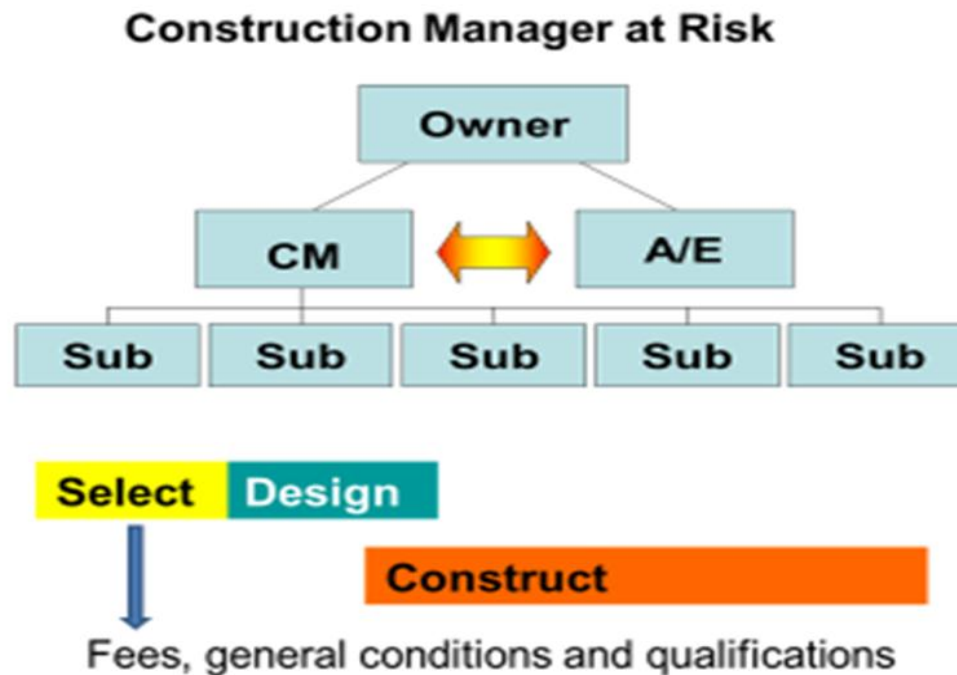


RECOVERY
School District
Excellence.Equity.Community.

-
- Overview of Construction Management at Risk (CMAR) procurement
 - Opportunity to network with general contractors
-

Saturday, February 28, 2015

Construction Management At Risk



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

Projects Using CMAR Delivery Method

- **Booker T. Washington High School**
- **John McDonogh High School**
- **New Edna Karr High School**



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

Booker T. Washington High School (RSD) CMAR

- **Architect**
Hewitt Washington
- **Scope of Work**
Construction of New High School + Renovation of Existing Auditorium, 1100 Student
- **RFQ Release**
February 18th
- **RFQ Submission Due**
March 24th
- **Estimated Construction Value Range**
\$50Million - \$53 Million
- **Funding Source** – FEMA
- **Approximately 200,000 sf**
- **LEED Silver School**



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

John McDonogh School (RSD) CMAR

- **Architect** – Verges Rome Architects, APAC
- **Scope of Work** – Construction of New School
- **RFQ Release** – February 25th
- **RFQ Submission Due** – March 31st
- **Estimated Construction Value Range**
- \$28 Million - \$30 Million
- **Funding Source** – FEMA
- **Approximately 125,000 sf**
- **LEED Silver School**

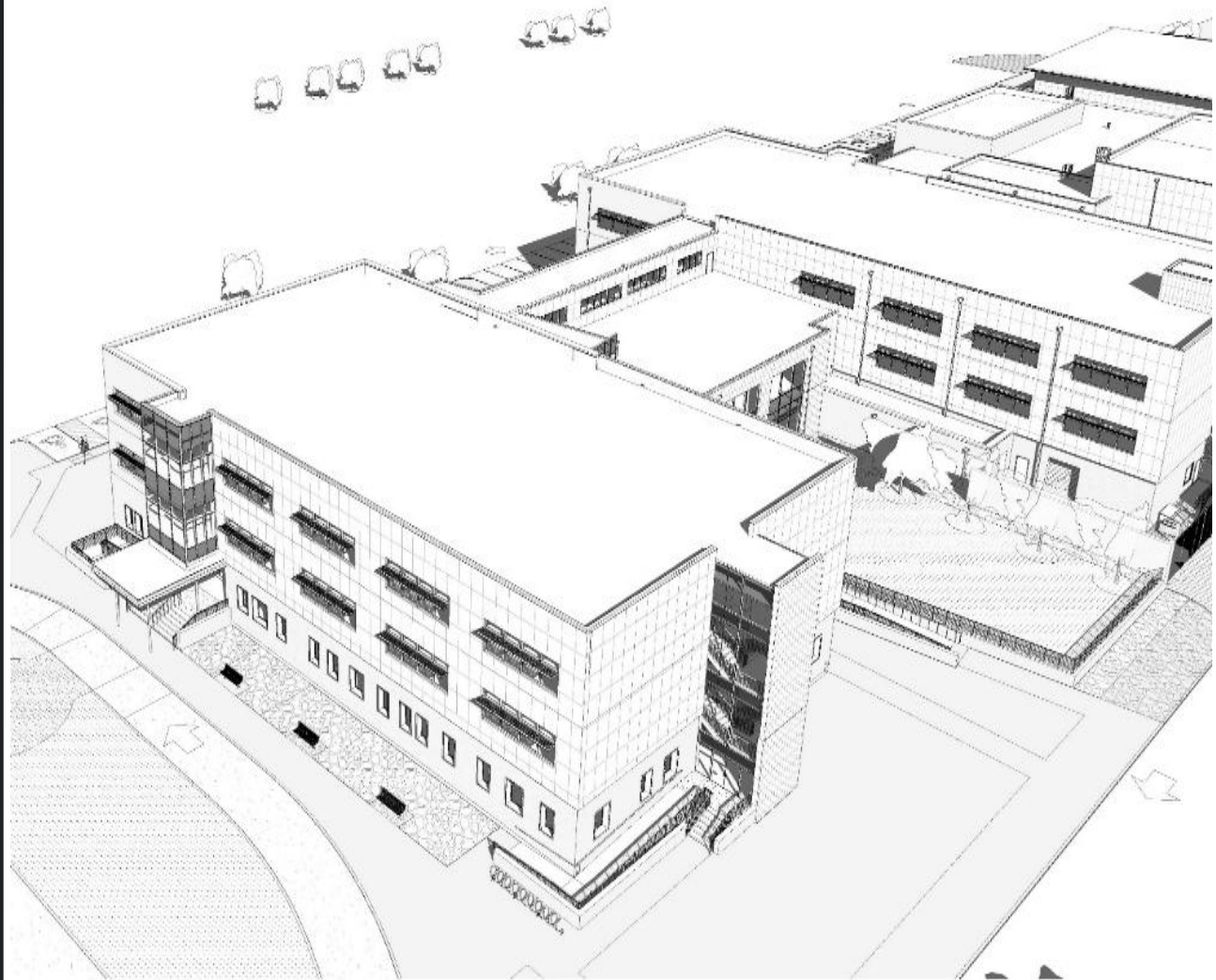


This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

Edna Karr High School at JoEllen Smith (OPSB) CMAR

- **Architects –**
 - Verges Rome – Demolition
 - Trapolin Peer – High School
- **Scope of Work –**
 - Demolition of Jo Ellen Medical Other
 - Construction of a New High School
- **RFQ Release**
April 2015
- **RFQ Submission Due**
July 2015
- **Estimated Construction Value Range**
 - \$47 Million - \$50 Million
- **Funding Source – FEMA**
- **Approximately 152,632 sf**
- **LEED Silver School - TBD**

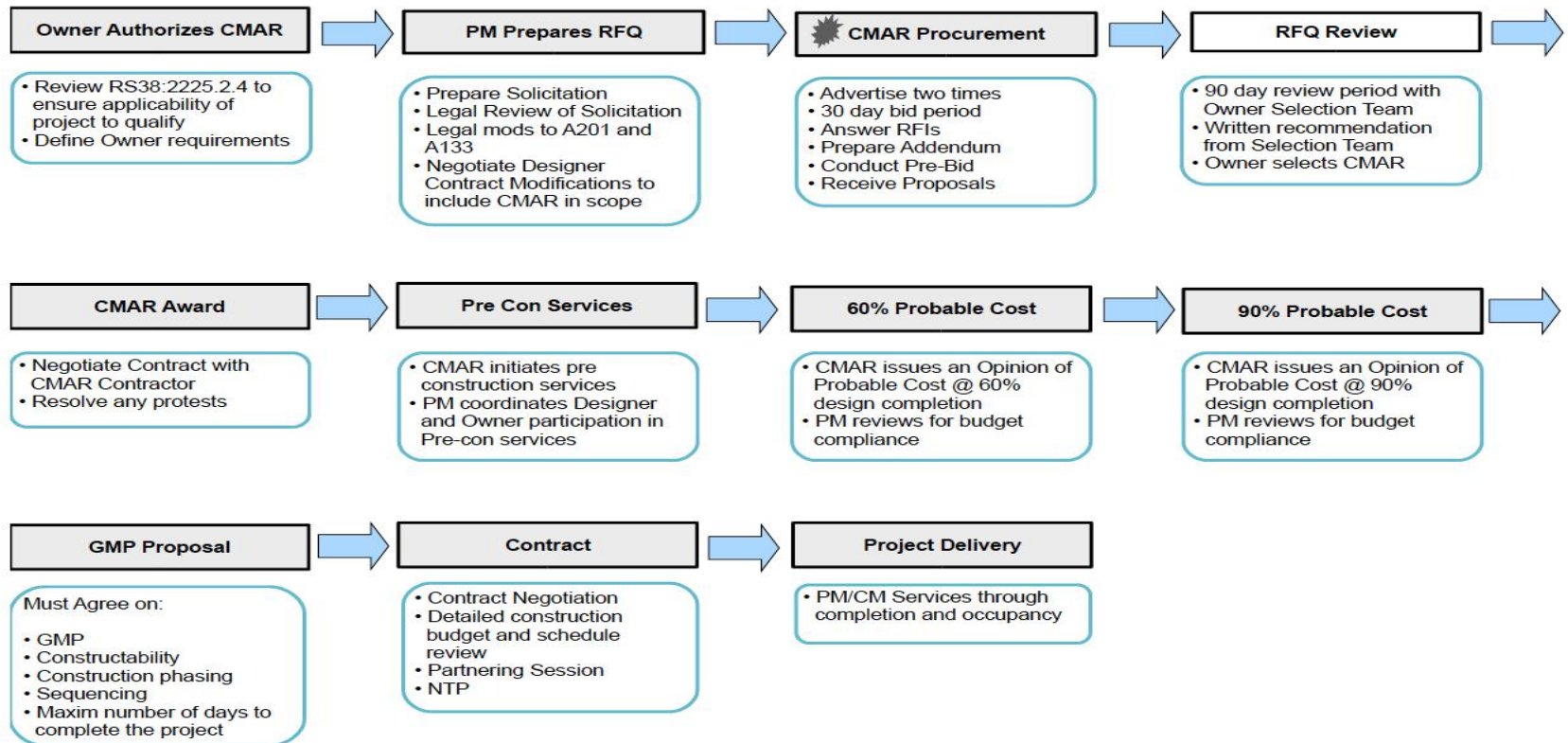


This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

CMAR Process Flow Chart

CMAR Process Flow Chart



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

CMAR Delivery Method

- CMAR Contracts with the Owner to build the project
- CMAR Contractor is involved early and works with the AE Firm in connection with the development of the design documents
- Coordinate with critical subcontractors during the design development phase
- Develop budgets at each critical design phase
- Assist with “value engineering” if the design exceeds budget



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

CMAR Delivery Method

- The CMAR holds all contract for construction and is responsible for the management of the project and all building task (with the exception of the Design and Engineering)
- The CMAR Contractor assumes the same warranties as a general contractor and oversees the project from acquisition of permitting to final completion.
- The contract will be based on a guaranteed maximum price



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

CMAR Delivery Method

- Responsible for CPM schedule (accepted by Owner)
- Essentially assumes all the risk of a GC, including job Site safety
- CMAR contracts with multiple subcontractors
- CMAR is at risk for the performance of its subcontractors
- Responsible for “scope gaps”
- Responsible for “defective work” (QA/QC)
- If a Subcontractor does not perform, the CM has to determine how to proceed(*Supplementation /Termination*)



Construction Management @ Risk Procurement Summary

- Construction Management @ Risk Authorized by OPSB or RSD
- RFQ issued by OPSB or RSD to perspective awardees.
- Statement of Qualifications submitted by perspective awardees
- Shortlist generated by OPSB or RSD Selection Committee
- Selection Committee shall review Proposals and within 90 days make recommendation.
- Negotiate Contract with CMAR Contractor(Guaranteed Maximum Price)
- Contract Award
- OPSB-RSD Projected CMAR Project Release 1st Quarter 2014



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

OPSB-RSD DBE Participation

- ❑ **OPSB - 35% Required DBE Goal**
- ❑ **RSD - 35% Required DBE Goal**



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict

QUESTIONS?



This report is for general information only. All dates and estimated construction values are estimates and subject to change at any time without advance notice.

Excellence.Equity.Community.
RecoverySchoolDistrict