



Construction Manager at Risk (CMAR)

April 14, 2022



Why CMAR as Delivery Method?



- Transfers the risk of project cost overruns to the contractor from the School District
 - CMAR presents a Guaranteed Maximum Price
- CMAR is engaged much earlier in the design process
 - acts as a consultant in the design phase reviewing architectural drawings
 - Can assist in value engineering (more cost effective solutions)



Evaluation Process – Step 1



Step 1

Request for Qualifications

- Experience
 - General experience in industry
 - Experience in North Texas Market
 - Reviewed each firms experience in K-12 school projects as CMAR
- Technical Competence
 - Were they able to generate a construction schedule
 - Technology used to model projects and to manage project and costs
 - Reviewed each firms experience in K-12 school projects as CMAR
- Capability to Perform
 - Financials
 - Litigation
 - Contacted references
- Past Performance
 - Project team time with company for each individual
 - Project team number of K-12 projects completed
 - Project team past performance with CISD



Evaluation Process – Step 2



Step 2

General Conditions

- Construction Management Fees
- Site Management Fees
 - Project management
 - Costs associated with project manager, project engineer, and superintendent
 - Material Handling
 - Staging/storage of incoming material deliveries
 - Trash removal
- Interview
 - Identification of Project Team
 - M/WBE Participation
 - Commitment to Crowley

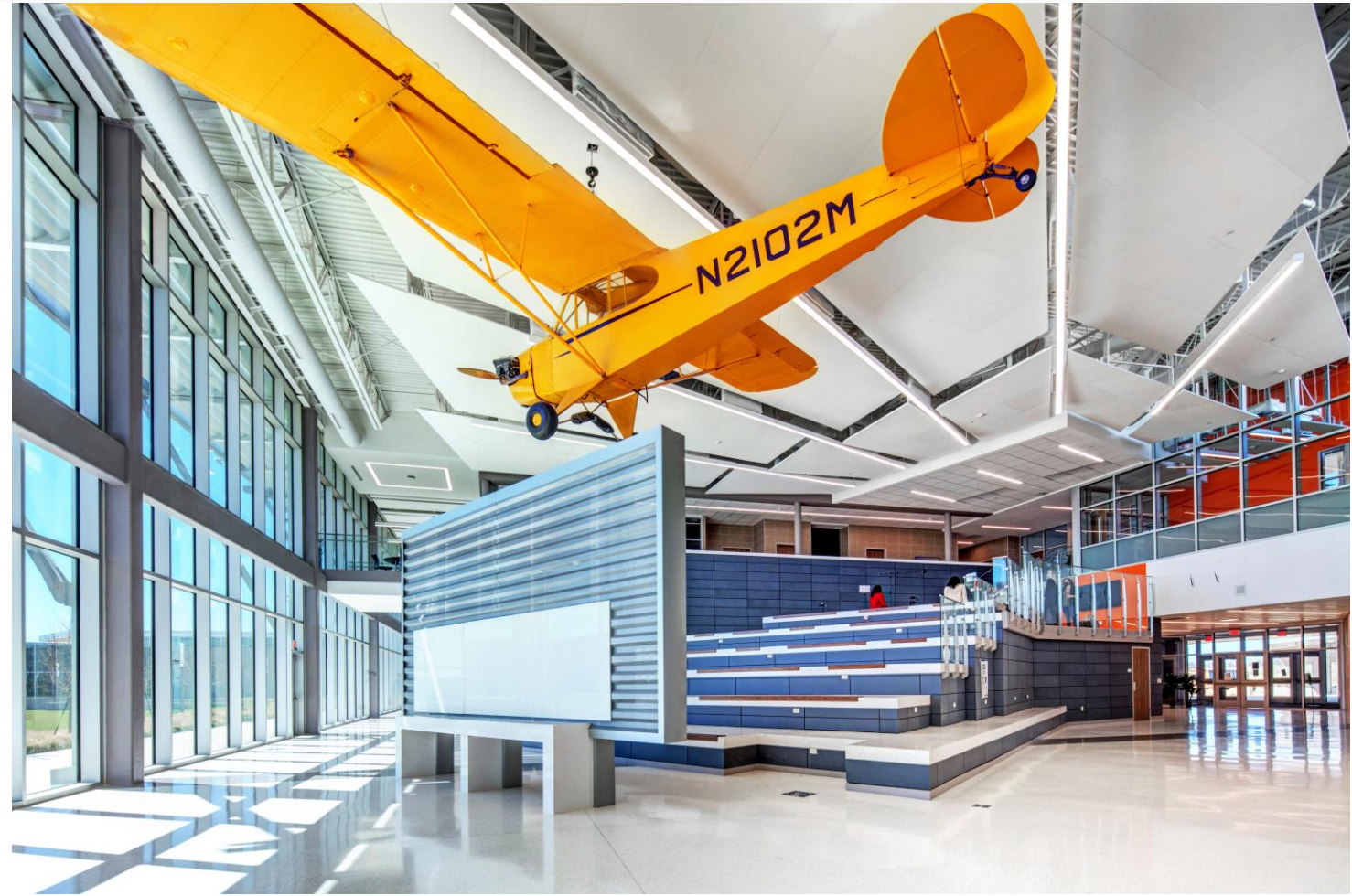


Recommendation



Steele & Freeman, Inc

- ✓ Projects have been on time and under budget
- ✓ Projects exhibit functional, structural, and aesthetic excellence
- ✓ Demonstrated dedication to cost savings
 - (2) indoor multipurpose facilities
 - Aviation Hanger at CTE





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