

What is a Construction Manager at Risk?

A Construction Manager at Risk ("CMAR") is a company that assumes the risk for construction of the Project, at the contracted price as a general contractor, and provides consultation to the City regarding construction during and after the design of the Project.

The City of Boerne sought proposals from interested firms in November, 2016. Proposals were submitted on December 9, 2016. After a staff review short list of CMARs will be interviewed on **December 22nd**, with the intention that staff will recommend a CMAR company to the City Council at the **January 10th** council meeting. City staff will then negotiate a contract for City Council approval at the **January 24th** meeting.

Scope of Services: The following describes the anticipated services from the CMAR which are expected during design and construction:

- Manage the Guaranteed Maximum Price (GPM) Documentation;
- Participate in the design process;
- Provide pre-construction services, including constructability and cost advice through the design process;
- Establish budget by bid package for design phases;
- Prepare sub-contractor bid or proposal packages;
- Conduct pre-bid meetings;
- Receive bids and provide open book review process with City and Architect;
- Provide value engineering and management of construction schedule;
- Attend pre-construction meeting(s) with City personnel and the Architect;
- Conduct award of contracts/purchase orders;
- Provide coordination and management of sub-contractors;
- Summarize monthly reports;
- Provide change order and contingency funds control;
- Establish a quality management program;
- Provide for job safety functions;
- Provide accounting functions;
- Provide jobsite security functions; and
- Provide post construction services.

In addition to general building construction, the Project elements include, but are not limited to the following:

- Earthwork;
- Walkways, parking and drives;
- Landscaping;
- Irrigation system;
- Utility extensions onsite and offsite;
- Drainage systems onsite and offsite;
- Electrical, mechanical, plumbing and structural elements of the building;
- Communications systems;
- Specialty work area systems; and
- Security, Audio/Visual Communication and IT Systems:
 - This to include the installation of the pathway (i.e. conduits, cable trays, J-boxes, etc)
 - The construction contract may also include, cabling, equipment racks, and terminations for these systems and the specific equipment for these systems (i.e. video monitors, interactive boards, projectors, amplifiers, etc.)