



Featured Speaker

Use of a Construction Manager in Design-Build

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Use of Construction Manager in Design-Build

Construction Management is a discipline and management system specifically created to promote the successful execution of capital projects for owners.

- Few owners maintain the staff resources necessary to pay close, continuing attention to every detail.
- Projects can be highly complex.
- These details can "make or break" a project."

Source: Construction Management Association of America

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Develop an Overall Project Delivery Strategy rather than focus on the project delivery method.

- *Organizational Structure*
- *Contract Payment Terms*
- *Team Assembly*

Source: "Maximizing Success in Integrated Projects", Charles Pankow Foundation and The Construction Industry Institute

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“Strategies which align the core project team – owner, designer, primary builder and key specialty trades are effective in exceeding cost, schedule and quality goals”

Source: “Maximizing Success in Integrated Projects”, Charles Pankow Foundation and The Construction Industry Institute

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“All design-build team members should be educated and trained in the design-build process, and be knowledgeable of the differences between design-build and other delivery systems.”

Source: DBIA – Design-Build Done Right Best Practices

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Develop Project Goals and Objectives

- *Cost*
- *Schedule*
- *Quality*
- *Functional*
- *Maintainability*

Source: "Maximizing Success in Integrated Projects", Charles Pankow Foundation and The Construction Industry Institute

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Discussion Topics

- ☐ Hiring A Construction Manager
- ☐ Criteria Document Phase
- ☐ Procurement Phase
- ☐ Design Build Phase
- ☐ Warranty Phase

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□ Hiring A Construction Manager

- Owner's experience with Design-Build.
- Owner's experience using a CM.
- Hire the CM early!

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□ Hiring A Construction Manager

- CM's are primarily hired to represent the owner's interest..
- Extension of Owner's Staff
- Agency Representation

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□ Hiring A Construction Manager

Is the CM's role really any different on Design Build?

- Represent the Owner.
- Manage Scope, Cost, Time, Quality.
- The Owner Sets the Tone of the Project.
- The Owner and the CM must be on the same page.
- It's not what the CM does....Its how the CM does it!

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□ Hiring A Construction Manager

- *The owner must also be able to make decisions, handle inquiries, and manage other processes quickly enough to take full advantage of the accelerations offered by some alternate delivery methods.*
- *The professional CM can play a pivotal role throughout all phases of project implementation.*

Source: CMAA Owner's Guide to Project Delivery, 2012

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□ Hiring A Construction Manager

- *Owners with deliberate and time-consuming decision-making processes may find themselves particularly pressured in Design-Build.*
- *Engage the CM as early in the project as possible to guide and assist the owner through all phases of project delivery. It is particularly important in Design-Build because the program of requirements must be thoroughly analyzed and tightly documented.*

Source: CMAA Owner's Guide to Project Delivery, 2012

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□ Hiring a Construction Manager

- *In a DB environment, the CM will act as the owner's representative with the rest of the project team, acting as the point of contact for the DB team and any other specialty consultants engaged in the project by the owner.*

Source: CMAA Owner's Guide to Project Delivery, 2012

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□ Hiring A Construction Manger

What to Consider When Selecting the CM

- What does the Owner want the CM to Do?
 - Judging the CM prior experience
 - Judging the CM's proposed staff
- Does the CM know what Design-Build is?

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□ Criteria Document Phase

- Principle Duties no different than other project delivery methods
 - Budget Control/Estimating
 - Master Schedule
 - Permitting
 - Planning the job from a project execution perspective.

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□ Criteria Document Phase

- Should the CM Prepare the Criteria Documents?
- Is There a conflict of Interest?
 - How is the Criteria and other project constraints get balanced?
 - What happens when there is an error in the Criteria?

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□ Criteria Document Phase

- Ensure Design Criteria is prepared consistent with Owner's procurement method
- Quality Control of Design/Build Procurement Package

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□ Criteria Document Phase

- Owner's Contract Administration Requirements.
 - How will BIM be used?
 - Does the CM manage the BIM model for the Owner
 - What documents will the Owner review during the design/build phase?

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□ Criteria Document Phase

- Estimating/Budgeting
- Master Schedule
- Training the Owner on Design-Build

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□ Procurement Document Phase

- Assist with the preparation of Contract Documents
 - General Requirements
 - Coordination with Design Criteria
- Marketing the Project

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□ Procurement Document Phase

- Coordinating the Procurement.
- Managing Addendum.
- Proposal Evaluation/Scoring.

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□ Design-Build Phase

- Coordination with the Criteria Architect
- Contract Administration
- Payment Processing

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□ Design-Build Phase

- Schedule Management
- Change Management
- Partnering Champion
- Quality Control/Materials Testing

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□ Close-out/Warranty Phase

➤ Transition to Occupancy

- Training
- O&M
- Warranty Management

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Questions