

# What are CMAR Services?

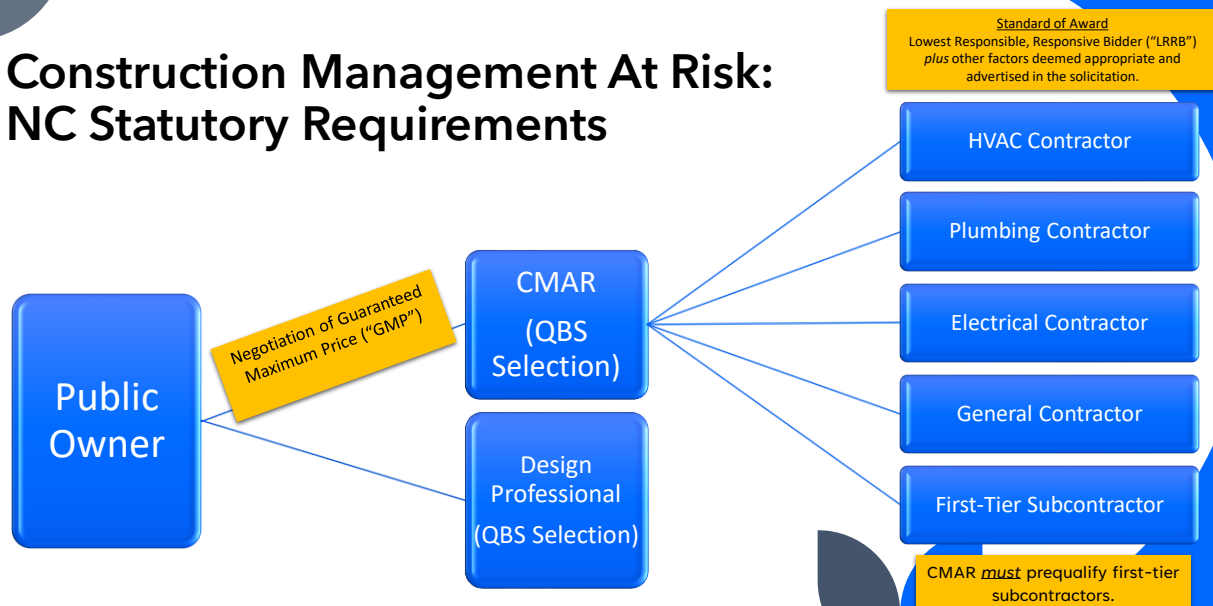
“Construction management at risk services” means services provided by a person, corporation, or entity

- 1) that provides construction management services for a project throughout the preconstruction and construction phases,
- 2) who is licensed as a general contractor, and
- 3) who guarantees the cost of the project.

Local government must first conclude that CMAR services are in the best interest of the project, after comparing the advantages and disadvantages of using CMAR with traditional construction delivery methods

9

## Construction Management At Risk: NC Statutory Requirements



10

# Construction Management at Risk

## Opportunities

- Outsourced oversight and administration
- Collaboration between design professional and construction manager during pre-construction
- Guaranteed maximum price, CM responsible for overages
- Single point of responsibility

## Challenges

- During construction phase, CM is *at-risk*, not agent
- Collaboration may not eliminate contract amendments
- GMP may affect CM's incentives for completion
- Overall cost vs. DBB

11



## Design-Build and Design Build Bridging

12