

CM Preconstruction Phase Overview

- Design estimates phase
- Competitive bidding of all contracts phase
- Bid reviews / best and final numbers phase
- Award of contracts phase
- Guaranteed maximum price / buyout savings

Process Steps Explanations

The Design / Estimates Phase

Conceptual

Schematic

Design Docs

Bid Docs

- Estimates based on levels of design
- Constructability reviews for each phase
- Working with team to verify budget numbers at EACH section of design to ensure adherence to project programming and budget

Process Steps Explanations

Competitive Bidding of All Contracts

- After bid documents phase
- Each and every contract is competitively bid to multiple subcontractors
- A minimum of 3 bids necessary for each trade contract
- All contracts are bid in the public forum
- CM tracks bidders and coordinates all RFIs
- Sealed bids are received and opened in the presence of the Owner or Owner Representative

Process Steps Explanations

Bid Reviews / Best & Final Numbers

- Bid are reviewed by CM for compliance with bid documents
- Detailed written scope sheets allow for side by side review of bids
- Scope sheets sent to each bidder and CM meets with bidders to review
- Once scopes are reviewed bidders are asked for best and final number
- CM recommends award to Owner or Owner Representative

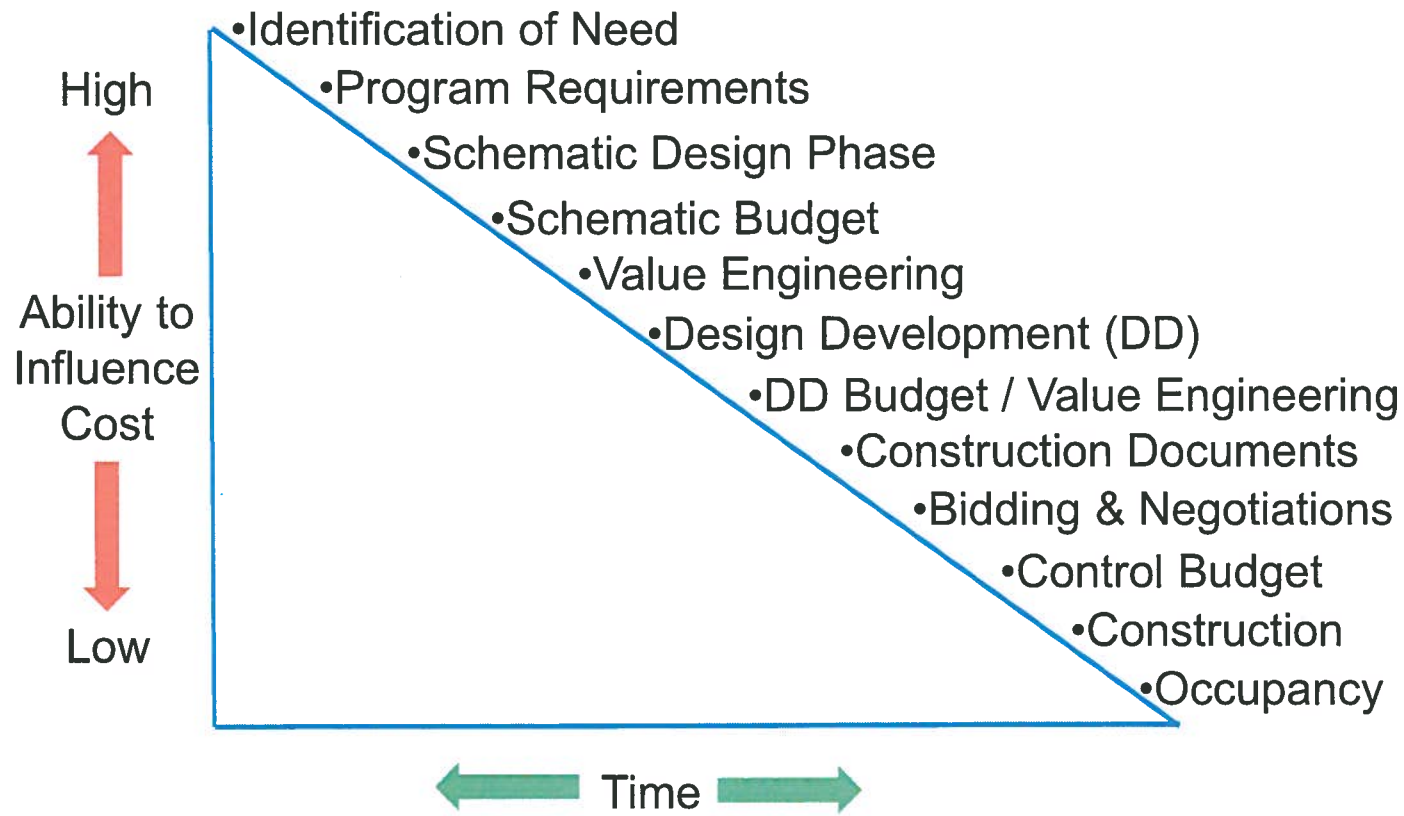
Process Steps Explanations

Buyout Savings / Guaranteed Maximum Price

Buyout Savings

- After best and final from bidders and owner approval contracts are awarded for construction
- GMP- CM Fees are Fixed for Construction Phase
- Buyout savings – all savings go back to the Owner
- Contingency – unused goes back to the Owner
- Construction Phase Begins

Preconstruction: The Best Opportunity to Influence Budget & Schedule



Budget-based on Concept Design

Site

Sitework \$1,600,000 | \$48 / s.f.

Building

Community Center Spaces (15,565 s.f.) \$4,000,000 | \$257 / s.f.

Aquatics Spaces (17,670 s.f.) \$6,500,000 | \$368 / s.f.

Total Construction Costs \$12,100,000 | \$364 / s.f.

Project Development

Consultant Fees / Testing / FFE \$1,900,000 | \$57 / s.f.

Design Contingency/Escalation \$1,000,000 | \$30 / s.f.

Total Project Cost \$15,000,000 | \$451 s.f.

