PRE-CONSTRUCTION SERVICES BY A PRE-SELECTED CONTRACTOR/CONSTRUCTION MANAGER (C/CM)

Drawing on a C/CM’s expertise and perspectives early in the design process can save costs and add value to the project.

Bringing a C/CM into the design process to provide pre-construction services offers many potential advantages for all parties. Since the greatest cost savings for a project are seen in the early design phases, applying value engineering at that point can optimize those savings. Value engineering after design development is often just value/cost cutting. Performing these services early in design stages can save time and money for the owner, maintain schedule for the contractor, and eliminate reworking of construction documents if the design would need redoing to reduce cost.

Typically the owner contracts separately with a design professional and a C/CM at the start of the design process. This promotes loyalty of the designer and C/CM to the owner, while allowing the owner to build a team dedicated to achieving their goals.

Pre-construction services may include:
- Review of design documents during development for constructability and value engineering
- Review of specialty consultant reports
- Recommendations of project phasing
- Development of project construction schedule
- Cost estimates at programmatic, schematic, design development, and construction document phases
- Evaluation of alternative building systems, materials and equipment
- Provide life-cycle cost analysis of alternatives
- Advice on material procurement
- Pre-ordering of equipment and materials
- Selection of the project delivery method
- Obtaining subcontractor input during the design phase

Benefits to the owner may include:
- Cost savings
- Earlier knowledge of costs
- Ability to phase project; potential early move-in
- Improved strategic project delivery schedule
Benefits to the owner/contractor/designer may include:

- Better coordination between owner/contractor/designer in achieving owner’s goals
- Improved quality of decision-making process
- Improved quality of construction documents
- Minimizing project construction risks
- Manage the procurement for long lead time items
- Lock in pricing during volatile market conditions

Benefits to the C/CM may include:

- Better understanding of the project and its goals for procurement document preparation
- Better relationships with the owner(s) and designer(s)
- Minimizing construction risk
- Development of personnel in understanding project development and design process
- Better defined project scope for procurement purposes

Benefits to the design professional may include:

- Advice in detailing the project from the C/CM
- More efficient detailing as drawings are tailored for constructability
- Reduced cost-estimating needs and efforts
- Development of personnel in understanding project development and construction process
- Minimizing changes to the construction documents
- Minimizing design risk

REFERENCES:

Construction Guidelines: *Design Services by Design-Builders*
Construction Guidelines: *Construction Management Services*
Construction Guidelines: *Selection of Design Professionals*
Construction Guidelines: *Value Engineering*
Construction Guidelines: *Engagement of Professional Design Services*
CSI’s Project Delivery Practice Guide
AIA A132-2009 Owner-CM Contractor with GMP
AIA A134-2009 Owner-CM Contractor without GMP
AIA A232-2009 General Conditions for the Contract (CM)

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