**State of North Carolina**

**Construction Manager at Risk Report**

Date of report:

Institution/Agency:

Name/Title of Report Submitter:

Project:

Scope of Work:

Project Location (Address):

Construction Manager:

Date Construction Manager selected:

Date project accepted (beneficial Occupancy):

**Detailed explanation of the reason why this construction manager was selected for this project:**

All procedures set forth by the State Building Commission for selection of a construction manager at risk were followed in making this selection. Specific reasons for the selection made are as follows (**check all that apply**):

* Workload that was fully able to accommodate the addition of this project.
* Record of successfully completed projects of similar scope without major legal or technical problems.
* Previous experience with the owner, a good working relationship with owner representatives, completion of projects in a timely manner and performance of an acceptable quality of work.
* Key personnel that have appropriate experience and qualifications.
* Relevant and easily understood graphic or tabular presentations
* Completion of CM at Risk projects in which there was little difference between the GMP and final cost.
* Projects that were completed on or ahead of schedule.
* Recent experience with project costs and schedules.
* Construction administration capabilities.
* Proximity to and familiarity with the area where the project is located.
* Quality of compliance plan for minority business participation as required by G.S. 143-128-2.
* Other factors that may be appropriate for the project (**explain**).

**The terms of the contract with the construction manager:**

The contract used for this project was the Standard Form of Construction Manager at Risk Contract as promulgated by the State Construction Office. The **attached** construction award letter (and the change order for the remainder of the work in case of an early site package) explains the monetary terms of the contract.

**A list of all other firms considered but not selected:**

The following construction firms submitted proposals for the project:

 **(list)**

The following construction firms were short-listed and interviewed for the project, but not selected:

 **(list)**

**The form of bidding utilized by the construction manager:**

All provisions of G. S. 143-128, 143-128.1 and 143-128.2 were followed in the pre-qualification of principal trade and specialty sub-contractors and in the advertisement, receipt of bids and award of sub contracts. The “cost of the work” portion of the project was separated into **(number)** bid packages.

**A detailed explanation of why construction manager at risk was used as the delivery method for this project and the anticipated benefits to the institution/agency from using this construction delivery method (check all that apply):**

* Because of the time and budget constraints for completion of the project this delivery method provides more certainty for project completion within time and on budget.
* Pre-construction services of scheduling and cost estimating provide more certainty for a successfully placing the project under construction without delay.
* Pre-construction services of constructability review and assistance with construction site planning ensures better materials management, vehicular and pedestrian traffic control and construction site safety.
* Construction Manager at Risk provides for prequalification of principal trade & specialty sub-contractors with input from the owner.
* Past experience with Construction Manage at Risk projects indicates that significantly greater HUB participation is achieved with the Construction Manager at Risk project delivery method.
* The Construction Manager at Risk delivery method allows the owner the opportunity to select a contractor through a qualification based selection process considering both general and specific attributes of candidate firms as those attributes may apply to the project in question.
* Other (**explain**).