Construction Manager (CM)

Project Summary

Project Type: CIP Support Services

Department: Facilities

Status: Planning

Unit Number:

Budget Amount: **$500,000**

Budget Year: 2013

Construction Start Date:

In Service Date:

Anticipated Completion Date:

Without any capital projects in the capital budget, these duties will need to be performed by personnel at CPS. The capital construction department is currently not structured to support these activities using internal staff due to resource constraints.

Financial Details

Project Phase	Original Budget
Design:	
Construction:	
Environmental:	
Management:	
Project Total:	**$500,000**

Current Estimate:	**$500,000**
Expenditure to Date:	**$0**
Percent Complete:	**0%**
Funding Source:	**CPS Resources**
Operating Impact:	**$0**

Details

Scope

The Construction Management team is considered an extension of our CPS staff. The Project Director and Construction Management contracts are intended to be complementary. There are distinct roles and responsibilities however there are also primary and secondary responsibilities in the contracts. For example, the construction manager will develop the construction operations plan in conjunction with the general contractor. The project director will obtain approval for this plan and interface directly with the principal and other school officials. Additionally, these teams will be closely supervised to ensure that there are no duplicative efforts, but maintain a collaborative relationship to ensure the successful delivery of the work.

The construction manager will be housed at the school managing the day to day logistics of the project. Their basic responsibility is management of the schedule and budget during construction. They perform many project related duties and, as such, the cost of their services are included in each project's cost in the capital budget. The best way to think of their services is a variable cost depending on the size of the capital program. However, some duties still need to be performed even if there are no projects performed in order to support the program. Some of these services include:
- Manage the Primavera Enterprise Software tool
- Manage the lessons learned program
- Perform warranty walkthroughs
- Perform constructability reviews
- Develop a Value Engineering program