



# **Construction Management (CM) at Risk and Design/Build Project Delivery Methods**

**Charlotte County  
Board of County Commissioners**



# Definitions

## CM at Risk:

- County procures engineering consultant services at design-permitting time.
- CM at Risk provides input to design.
- CM at Risk provides construction phase services.
- CM at Risk provides Guaranteed Maximum Price (GMP).
- CM at Risk administers project.



## Definitions (cont.)

### Design/Build:

- Design/Build procures engineer consultant service at design-permitting time.
- Design/Build provides construction phase services.
- Design/Build provides Guaranteed Maximum Price (GMP).
- Design/Build administers project.



# Design/Build Projects

- *Bermont Road Improvements:*
  - Total project costs = \$4,100,000
  - Fee = \$20,845 (pre-construction)
- *Elkcam WW Bridge Replacements:*
  - Total project costs = \$2,900,000
  - Fee = \$ 20,000 (pre-construction)
- *Melbourne Street Bridge Replacement:*
  - Total project costs = \$1,696,000
  - Fee = \$96,985 (pre-construction & construction administration cost)



## CM at Risk Project

- *County Road 771 widening.*

Total project costs (CIP) =  
\$23,120,000 (excludes R/W)

Fee = \$40,000 (pre-construction)



## Pros/Cons

*Pro* – Saves 3-4 month construction procurement process time.

*Con* – Saves no time if R/W acquisition is required.

*Con* – Has no benefit if County project staff levels are adequate to manage project and time is not of the essence and/or GMP is not required.