



City of Austin Financial Services Department Capital Contracting

Your valuable partner in
Capital Project
Delivery

CONSTRUCTION MANAGER AT RISK

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- Construction Manager (CM) is on board during design phase to collaborate on constructability, cost estimating and schedule
- CM is a skilled advocate for the owner selected by best value
- CM is responsible for construction holds the risk for cost overruns minimizing need for change orders
- City reviews CM's processes and cost using "Open Book Method" (cost of work, overhead, markups and contingencies)
- Used for larger complex project with time sensitive schedules
- Two-step selection process
- Contract allows for project phasing and guaranteed maximum price for construction
- Supports long lead time ordering, manufacturing and delivery considerations for specialized materials and equipment
- Allows for early site and construction packaging
- Fast transition from design documents to construction

Construction Manager at Risk Evaluation Criteria One Step Selection Process:

Consideration Item #	Title	Gate Keeper
1	MBE/ WBE Goals Procurement Program	Y/N
2	Safety Record	Y/N
3	Offeror's Financial Capability	Y/N
4	Acceptable Documentation	Y/N
		Max Points
5	Experience of Construction Manager at Risk (CMR)	15
6	Experience of Proposed CMR Team Members	30
7	Experience of Proposed Major Subcontractors	15
8	CMR Team Structure	15
9	Work Approach and Delivery Schedule	10
10	CMR Reputation, Quality of Goods and Services and Business Practices	20
11	CMR Team Experience with Austin-Area Issue	10
12	Local Business Presence <i>(for non-federally funded projects)</i>	5
13	Service-Disabled Veteran Business Enterprise (SDVBE) <i>(3% of total maximum points 175; vary based upon Local Business Presence and Interview points)</i>	5.25
14	Proposed Fees	30
15	Presentation/Interview (optional)	25
	Maximum Possible Points, including presentation / interview	180.25

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CCOalternativedelivery
@austintexas.gov

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