

CPARB – GC/CM Committee

Preconstruction Services Outline

January 18, 2022

1. Intent
 - a. To maximize the benefits to be gained from early contractor involvement with the entire owner/design/build team
 - b. GCCM to provide cost, schedule, and construction expertise and execution planning to support decision making and risk management by the owner
2. Relationship between the Owner, Design Team, and GCCM
 - a. Not business as usual (vs. design/bid/build)!
 - b. Collaborative team approach built on trust and recognition of the value each party brings to the process
 - c. Recommend early engagement of GCCM to maximize benefit
 - d. All parties to be fully engaged in and committed to the process
 - e. Team to work together to establish proper contingencies to maximize the project outcome
3. Roles and responsibilities of each party
 - a. Owner:
 - i. Leading user engagement
 - ii. Project funding
 - iii. Preplanning expectations
 - iv. Communications
 - v. Establishing priorities
 - vi. Proper balance of budget, scope, and schedule
 - vii. Making timely decisions
 - viii. Managing expectations of stakeholders and users
 - ix. Setting quality expectations
 - b. Design Team:
 - i. Program verification
 - ii. Create solutions for the program goals
 - iii. Design of building and site
 - iv. Blend creative and practical solutions
 - v. Selection of engineering systems
 - vi. Provide information for contractor validation
 - vii. Life safety and accessibility of design solution
 - viii. Initiate and lead the conversation with Authorities Having Jurisdiction for permitting
 - ix. Inclusive design approach
 - x. Independent cost estimating and reconciliation with GCCM and Owner
 - xi. Input on temporary works in support of construction

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- c. GCCM:
 - i. Cost estimating and reconciliation with cost estimator and Owner
 - ii. Constructability and clash detection
 - iii. Phasing and sequencing
 - iv. Verification of existing and environmental conditions
 - v. Preplanning of the work
 - vi. Marketing to subcontractors
 - vii. Provide accurate feedback on the current state of design
 - viii. Constant value engineering
 - ix. Provide budget confidence
 - x. Cost reconciliation with third party estimating
 - xi. Safety planning
 - xii. Construction logistics
- 4. Schedule
 - a. Design Team and GCCM to assist with and validate Owner's project schedule
 - b. Design Team develops the design schedule with Owner
 - c. GCCM to develop the construction schedule
 - i. Construction sequencing and phasing
 - ii. Subcontracting plan
 - iii. Long lead materials and early bid packages
 - iv. Seasonal and calendar considerations
 - v. Alignment with owner operations
 - d. Validate jurisdictional and permitting process
 - e. Coordination with occupants and users
 - f. Assign resources at outset of project (?)
- 5. Subcontract planning
 - a. Buyout strategy and timing
 - b. Alternative subcontracting (MCCM, ECCM, and others)
 - c. Identify self-perform work
- 6. Contract
 - a. Separate contracts for preconstruction and construction
 - b. Finalize construction contract terms and conditions during preconstruction
 - c. Define NSS, General Conditions, MACC
 - d. Legal resources and support as required