

Department of General Services

Survey of Construction Management at Risk Procurement Method

Executive Summary

1. Background/Purpose. At the 9 Jul 2013 VPPA study meeting, DGS was tasked to provide selected data regarding the use of the Construction Management at Risk (CM@R) procurement method. DGS subsequently surveyed state agencies; an executive summary of the results follows.

2. Survey Overview/results.

- a. Surveyed group: state agencies. The survey did not include municipalities/localities.
- b. Procurement method: CM@R. Survey did not include design-build procurements as CM@R is the predominant alternate delivery method used by state agencies. Survey also did not include/address the substantial number of projects procured with the traditional “design-bid-build” (competitive sealed bid) process.
- c. Survey period: 1 Sep 2008 – 1 Sep 2013
- d. CM@R was used for 108 projects; these projects ranged in value from 745k to 132M. Of these 108 projects:
 - i. 2% were greater than \$20M.
 - ii. 27% were between \$10-20M.
 - iii. 21% were less than \$10M.
 - iv. It should be noted that current Secretary of Administration procedures require that the use of CM shall be limited to projects with a construction value that is in excess of \$10M; however, it may be used with proper justification for small, complex projects.
- e. The average number of Request for Qualification Respondents (Step 1 in the selection of a CM): 14
- f. The average number of Request for Proposal Respondents (Step 2 in the selection of a CM): 5
- g. It should be noted that the Secretary of Administration procedures state that the RFQ evaluation process shall result in a short list of two to five offerors to receive the RFP.
- h. See attached spreadsheet for supporting details.