



## **Construction Management**

Construction Management is a process in which the interest and efforts of all principal parties involved in a construction project are integrated and coordinated by a central control entity.

Construction Management is capable of assuring the owner, developer, investor, or contractor a more cost effective and higher quality project, while applying timesaving methods.

All construction projects have common elements. They must be planned, designed, funded, and built. This makes effective integration of all related industries a key factor for successfully completing a project. In an attempt to minimize the problems which are inherent, due to lack of coordination between planning and construction phases.

The process of construction management can best be appreciated by review of the three basic elements common to all construction projects and the role of construction management relative to these elements. The elements include planning and design, preconstruction and subsequently, construction.

## **Planning and Design**

Traditionally project planning involves many separate entities including real estate brokers, financial institutions, governmental agencies and architects. Frequently, there is no motivation for the entities to work cooperatively and expeditiously without constant supervision by the owner, thus diluting the owner's time and energy at the expense of his other commitments. The construction management firm assumes the responsibility for coordination and integration of all effort and input to facilitate professional identification and assessment of key options impacting the individual planning phases including feasibility studies, site selection, schematic design and financing. The owner's role becomes that of the decision-maker with the counsel of the construction management firm.

## **Preconstruction**

The same opportunities and benefits of construction management apply to the preconstruction phase of project development. Traditionally, an architect/engineer firm performs the function of preliminary design, final drawings, and construction documents along with redesign. These firms frequently are not cognizant of current construction practices being employed in the field. Construction management can insure that state-of-the-art methods and materials are reflected in plans and specification thus eliminating excess costs to the owner because of over specification of procedures and materials or subsequent redesign. This cost saving alone will often exceed the fees charged by a construction management firm.

Project bid analysis follows the same hands-on approach. The owner will have all subcontract and material vendor data available through the construction manager at all times. Because construction management services are provided on a fee basis as opposed to a percentage of project cost, there is no incentive for the cost to be anything but favorable to the owner. This is one of the most important concepts being conveyed through the construction management approach, stressing the owner's control over his construction project with the use of a construction manager.

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Construction management provides continuous involvement and full-time supervision during the actual construction phase. Because of the intimate involvement of the construction manager from the projects' inception, there is full knowledge and commitment to the owner's needs and desires relative to clarifications of contract plans and specifications. Most questions are resolved and recorded during the planning stage thus providing greater control by the owner to enhance the project progress and insure timely completion. The role of the construction manager eliminates the use of a general contractor, in turn eliminating the opportunity for extra costs and timely delays due to misinterpretation of plans and specifications.