

CCA 26 - 2000 A GUIDE TO CONSTRUCTION MANAGEMENT CONTRACTS

Traditional forms of Construction Management have the Contractor selected as the Construction Manager (as agent or as constructor) by the Owner. Most often this occurs when the decision to undertake a project is made or simultaneously, with the appointment of the Consultant.

When Construction Management takes a team approach to the construction process, the Owner, Consultant and Contractor join together in a team whose objective is to deliver the project with emphasis on time, budget and constructability.

This guide:

- Describes the considerations in determining whether the Construction Management approach will suit the specific project.
- Defines the roles and responsibilities of the Construction Manager.
- Offers recommended criteria in selecting the Construction Manager (such as historical information, capacity, contribution to the project, human resources, and system resources).
- Outlines the duties of the Construction Manager in the design phase, construction phase and post-construction phase.
- Explains how a budget allowance may be established at the outset of the Contract to cover those common site services that are difficult to segregate into trade contract packages.

CCA 26 also provide fee guidelines for Construction Management Projects, which usually include all off-site services (such as preparation of budgets and estimates, design consultation, calling and awarding of trade bids, and the administration of the maintenance warranty period, and supervision by senior managers and executives). The Construction Manager's fee is established in consideration of the specific requirements, duration, cost, and complexity of the project, and can be calculated as a fixed fee or a fixed rate.

Both CCA 5 -1988 "Canadian standard construction management contract form between owner and construction manager" and CCA 17 - 1996 "Stipulated price contract for trade contractors on construction management projects" embrace the traditional method of Construction Management whereby the Construction Manager acts as agent for the Owner rather than as an independent contractor.

It is not suggested that the Construction Management approach be used to the exclusion of all others. Indeed, both public and private Owners should select the best contracting method that suits the specific project.

