

The CMAA Three Rivers Chapter Construction Managers Help Projects Succeed

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Many owners in the construction industry ask themselves "Why should we engage the services of a professional Construction Manager for our capital projects?"

Though the answer may vary for each Owner, the Construction Management industry is able to provide these clients the best management services available, especially throughout the Western Pennsylvania region. A Construction Manager (CM) represents a client's needs and interests like no other service provider can.

Following World War II, construction in America began to boom. By the mid-1950s, large construction projects such as hospitals, schools, tunnels, bridges, expressways, and other com-

mercial buildings were being planned and put out for bid. By the 1960s, many of these projects were under construction. Up until that time, there was no separate profession dedicated to the overall management of these projects on behalf of the owner. It was common for these large projects to run into construction delays, unpredicted high bids, unexpected change orders and significant cost increases to the owner during construction. The general contractor took the blame. As a result, the role of professional construction manager was introduced as an entity that would replace the general contractor and be fee compensated. The construction manager would work on behalf of the Owner to ensure the project was completed in a timely and cost efficient manner.

Professional CM's provide leadership to ensure successful construction projects. Their services can result in more effective communication among the project stakeholders, far fewer predicaments and less "surprises" for the Owner.

A 2013 study conducted by McGraw

Hill surveyed Owners using CM services across six major industry sectors, including K-12 education, higher education, government buildings, healthcare, streets/highways, and water/wastewater. Looking at 623 projects, the study concluded:

- 86 percent of Owners rated their CM's highly for facilitating communication on the project.
- 85 percent gave top scores for avoiding or navigating project crises.
- 81 percent said their CM's were highly or very effective in assuring that the project team met its contract obligations.

Of the Owners in the study who used Agency CM (ACM), 80 percent indicated they are highly likely to recommend Agency CM to other owners. Also, 80 percent of Owners who used ACM are likely to use Agency CM again.

"This extensive market research study shows that across all major project categories, owners working with a professional Agency CM experience smoother, more trouble-free projects characterized by leadership, communication, and

met expectations," said CMAA President and CEO Bruce D'Agostino, CAE, FCMAA.

Regardless of whether the CM service was ACM, At-Risk or another delivery method, Owners taking part in the survey overwhelmingly said that leadership is a key benefit of professional CM.

The bottom line is that a professional CM service provider best represents a client's needs for any service they require, including design reviews, constructability, budgeting, estimating, inspection and project close-out. Our professionals will save an Owner time and money with effective, quality-based management services. A CM will employ a client's best practices and guidelines all the while ensuring the project meets Local, State and Federal rules and regulations.

Why not hire your next CM Service provider and see the difference it makes?

Please visit us at www.cmaanet.org. Click on the Chapters Link and find Western Pennsylvania's Regional Chapter, the Three Rivers Chapter.