

COLLAGE/CM: CONSTRUCTION MANAGEMENT AS ADVISOR OR BUILDER

An extension of the "Trinity Partnership"

"When hiring a team to design and construct a building today, there are many different ways to structure the work. Within the building industry, conventional methods are being challenged by clients and consultants alike in attempts to save time, spend less money, reduce litigation, create less conflict and heighten the buildings quality. While minor variations make each working arrangements unique, the major methods fall into one of the three categories; design-bid-build, construction management, and design build"

(taken from the Handbook on Project Delivery published by the American Institute of Architects, California Council)

One key element in the Collage approach to the management of the construction process is the building of relationships, as much as building the building; what we call a Trinity Partnership between the Owner, Architect and Builder. This trinity partnership is what best describes our delivery system or how we approach building a building, whether the process is general contracting, CM or Design Build. In brief it is a cooperative, transparent partnership of equally yoked, like minded and like hearted design and construction partners. They are specifically joined together with the Owner to bring into reality the vision for that particular project. Together the "Trinity Team" is fully focused on seeking outstanding quality while being good stewards of the funds or budget entrusted to them.

What is the best way to Build a Vision

The simple answer is:

- WRITE A CONCISE PROGRAM
- SELECT THE RIGHT TEAM
- EXECUTE A CLEAR PLAN

The simple answer may not always be that simple to execute. However, to help COLLAGE/CM Services provides valued input at all points during the project duration. From concept to completion we will identify problems before they become problems.

The construction management service provided by COLLAGE/CM is defined as Construction Manager as Advisor (or CM/A) and is contracted with the standard agreement, similar to B144/Arch-CM by the American Institute of Architects.

With COLLAGE/CM

we can Identify

Potential Problems

BEFORE they

become problems

Advantages of COLLAGE/CMA | COLLAGE AS ADVISOR

The advantages of COLLAGE/CMA are many and they are only summarized briefly below.

- Owners with less in-house construction experience gain an experienced construction professional as an extension of their staff. [This is particularly true of churches and/or Private/Christian school projects. Note: It is our belief that senior pastors or headmasters can get distracted from their ministry, when they try to manage a building program.]
 - Integrated and detailed cost estimating during the design phase provides best value engineering during the early stages of a project not the later.
 - The CM as Advisor's review of the construction and contract documents is a second level of examination that helps reduce errors or misinterpretations that could result in cost savings related to minimal change orders and on time construction.
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■ The CM as Advisor may allow the Owner to fast track and fully administrate some aspects of the project that often fall under the Owner's responsibility such as Audio Video installations, furniture delivery, etc.

■ In particular the CM as advisor as part of your team continues to promote the "trinity partnership" in all interactions with the prime contractor as well as all trade contractors and vendors.

CM/A versus CA

Some owners may ask the question: "Why do I need construction management or a CM advisor if I already have the architect doing construction administration?". That is a very good question and the fact is that your particular project may not need a CM/A. The answer comes largely in your response to three factors: 1) size and complexity of project, 2) location and market conditions 3) experience of the local or project specific workforce.

To understand even more clearly how CM/A is an extension of the CA process lets look at the words themselves. CA stands for Construction Administration which is typically part of the architectural services. It is the administration of the contract documents to assure the Owner gets a project built according to the plans and specifications. The service in a very brief overview includes the interpretation of the plans and the processing of the certain documents such as certificates of payment, and change orders and the review and approval of shop drawings and submittals. The CA service however very specifically does not include what the industry calls means and methods which is the specific responsibility of the general or prime contractor.

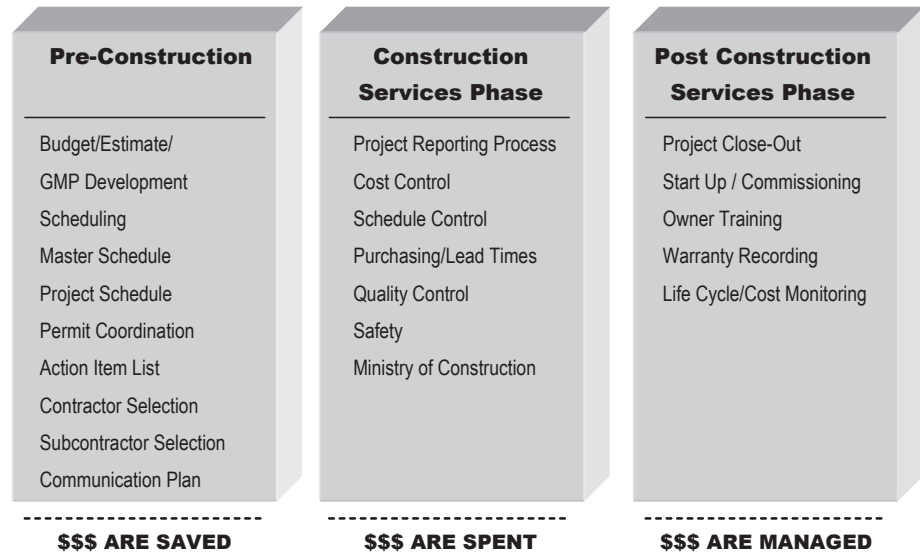
CM/A means Construction Management which is not part of the architectural services for a typical project. It is the management of the three phases of the construction process (pre-construction, construction, post construction) in order to most effectively address the project schedule and establish a system of cost controls which results in maximum cost savings. Unlike the CA process, CM or CM/A does begin to address and advise on the construction process that we previously called means and methods. Although the contractual obligations of means and methods still resides with the general or prime contractor, evaluations of and influence on the means and methods is a function of the CM/A; the construction manager as advisor. By reviewing the contracts and purchase orders to trade contractors and vendors, reviewing and advising on master, planning and procurement schedules, monitoring quality control and safety programs which are all part of the COLLAGE/CM services the Owner can achieve real savings in time and dollars. This dollar savings is often greater than the CM/A fee itself. (Request COLLAGE/CM Services brochure for full list of services)



COLLAGE/CM
is another level of
examination
of all aspects
of your project

Advantages of COLLAGE/CM | COLLAGE as Builder

COLLAGE/CM is an additional service not a replacement for CA and is an extension of the trinity partnership. If your particular project is best suited for The Collage Companies to act as your construction manager and your builder the following advantages will be brought to you:



The COLLAGE philosophy for delivering a successful project is quite simple: Excellent Architecture and Good Stewardship. The crux of our belief is that these two elements should never be separated. COLLAGE/CM was developed as part of THE COLLAGE COMPANIES Services to ensure an Owner the most secure avenue to achieve their goals on any size project. As an extension of the trinity partnership we will work together to help you build more than buildings.

Brian A Walsh, DBIA, LEED AP, is Founder and President of The Collage Companies. As an owner of a Design Build | Construction Management firm and Certified General Contractor for 27 years, he has constructed several award winning projects with an emphasis on the design build process for many complex projects for various organizations. In 2004 he was one of 87 individuals nationally to receive a designation as a design build professional from the Design Build Institute of America.



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