

# Construction Manager at Risk (CMAR) Questionnaire

Request for Qualifications  
Construction Management at Risk  
For  
Plaza Theatre Renovations Phase III  
Laredo, Texas

Please provide the following information in the sequence and format prescribed by this CMAR experience questionnaire. Supplemental materials providing additional information may be attached, but the information requested below is to be provided in this format.

## **1. FIRM INFORMATION**

Name of Firm:

Address of principal's office:

Phone:

E-mail:

## **2. EXPERIENCE**

- 2.1 List the categories of work that your organization normally performs with its own forces.
- 2.2 List any subcontractors in which your organization has some ownership and list the categories of work those subcontractors normally perform.
- 2.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

## **3. FINANCIAL INFORMATION**

- 3.1 Surety: Name of bonding company, name, address and phone of agent. Provide a notarized letter from the bonding company confirming Offeror's ability to obtain the specified bonds.

**4. EXPERIENCE** with Concepts for working as a Construction Manager at Risk

- 4.1 Describe your organization's concepts for working in a team relationship with the Owner and Engineer/ Architect during the design and construction of major projects. Describe your organization's methods for estimating costs, and for scheduling during the design/documents phases. Which (one or more) of those projects listed above best exemplify these concepts and accumulated project experience?
- 4.2 **Cost Estimating**  
Attach a sample conceptual cost estimate prepared during the design phase of a project, and a sample of the final cost estimate/breakdown used to fix the contract amount for the construction of the same project. (The identity of the project may be concealed. The intent is to see the nature and format of the cost information provided.)
- 4.3 **Savings**  
Describe your organization's concept for the disposition of savings realized during construction. Is the full amount returned to the Owner?
- 4.4 **Contingencies**  
Describe your organization's concept for cost contingencies during design and during construction. What is your organization's concept for the disposition of contingency funds after the completion of the project?
- 4.5 Does your organization make all cost information during design and construction available to the Owner and Engineer/Architect?
- 4.6 Describe your organization's system for the selection, award and management of subcontractors and suppliers.
- 4.7 Describe your organization's methods, tools, and/or procedures that will be used to schedule the work contemplated under this proposal. Time of completion of the contract is critical to the District and will be a factor in the consideration of the award of the contract.

**5. PERSONNEL**

Given the scope and schedule of the project, identify the specific Project Manager and Project Superintendent who would be assigned full-time and on site, to this project. Provide a resume with qualifications for each individual and a proposed project organizational chart/structure.

**6. MAJOR SUBCONTRACTORS**

Name any major subcontractors, which are included as part of the proposed team. Describe each major subcontractor's proposed role, related experience and contact information. A major subcontractor includes but is not limited to pool subcontractor, deep excavation subcontractor and pre-engineered, metal building subcontractor.

**7. OWNER/CONTRACTOR AGREEMENT**

We propose to base the Owner/Construction Manager at Risk Agreement on the AIA Document A133

Please note any exceptions/issues you would raise relative to this proposal document. The owner has the right to amend or change the proposed document as needed.

**8. REFERENCES**

For the projects described in section 4 of this questionnaire, identify a representative of the Project and the Architect (provide name, phone and e-mails) whom we could contact as references regarding the Offeror's services.

**END OF QUESTIONNAIRE**