

**REQUEST FOR PROPOSALS: MODEL AND GUIDELINES FOR
CONSTRUCTION MANAGER SERVICES AT RISK WITH
GUARANTEED MAXIMUM PRICE
(FOR MAJOR PROJECTS ONLY)**

CHAPTER I – OVERVIEW

INTRODUCTION

This manual contains a “Model” for the procurement method known as Construction Manager Services at Risk (CMAR) with Guaranteed Maximum Price (GMP). Its purpose is to give the California State University (CSU) campuses a standard from which to fashion their own Request for Qualifications (RFQ) and Request for Proposals (RFP) for CMAR documents. Therefore, this manual should be used as a general standard. If the Campus has not previously used the CMAR delivery method, Campus staff may contact the Director of Construction Management in Capital Planning, Design and Construction (CPDC) prior to campus’ proposed use of this procurement method.

The campus RFQ and RFP for CMAR must include all of the elements outlined in this manual. Additions to the model provisions should be carefully reviewed for clarity and consistency. Office of General Counsel and CPDC shall review any proposed modifications before incorporation into the RFQ and RFP CMAR documents.

The manual was revised and issued as of January, 2020. In the future, as experience dictates and time permits, updates will be posted to the CPDC web site: http://www.calstate.edu/cpdc/CM/CM_at_Risk.shtml. Prior to beginning the RFQ and RFP for CMAR process, Campus staff shall visit the above web site for updates and revisions to this manual, to insure the use of the most current contract general conditions, sample forms, etc.

End of Chapter I – Overview, Introduction