



**OFFICE OF THE PRESIDENT  
FACILITIES ADMINISTRATION  
PLANNING, DESIGN & CONSTRUCTION  
DESIGN & CONSTRUCTION POLICY**

## Introduction to CM at Risk

CM at Risk represents an alternate mode of construction contracting where the University retains a contractor, through competitively bidding the Project, to provide Pre-Construction Services during the Project design period and to act as a general contractor to construct the Project after the design is completed, or as the design progresses to completion.

The CM/Contractor competitively bids the various Bid Packages representing the Construction Work required to complete the Project. The Contract requires the CM/Contractor to comply with the competitive bidding requirements applicable to the University.

The structure and provisions of this form of contract differ in some significant respects from the standard Long Form Construction contract. In addition, certain procedures in this delivery method do not follow the standard design-bid-build procedures in the Facilities Manual. One example is the revised EDPA for CM at Risk, included with these documents. For these reasons, and to ensure its proper use, each Facility that intends to utilize this delivery method must first obtain a detailed briefing from the Office of the President concerning the CM at Risk documents.

As an introduction to the CM at Risk documents, you are encouraged to review the official letter releasing the documents for use.

[Click here to proceed to official letter releasing documents](#)