

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

CHAPTER I – OVERVIEW

Article A - Introduction

This manual contains a “Model” for the procurement method known as Construction Manager Services at Risk (CM at Risk) with Guaranteed Maximum Price (GMAX). Its purpose is to give the California State University (CSU) campuses a standard from which to fashion their own Request for Proposals (RFP) for CM at Risk documents. This model does not have the space, nor is it possible to set forth standards for all types of RFPs for CM at Risk projects. Therefore, this manual should be used as a general standard. Campus staff shall contact the Chief of Construction Management prior to campus’ proposed use of this procurement method.

The campus RFP for CM at Risk must include all the elements outlined in this manual. Additions to the model provisions should be carefully reviewed for clarity and consistency. Office of General Counsel and Capital Planning, Design and Construction (CPDC) shall review any proposed modifications before incorporation into the RFP/CM at Risk documents.

The manual was revised and issued as of January, 2009. 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 RFP for CM at Risk process, campus staff shall visit the above web site for updates and revisions to this manual, to insure that use of the most current contract general conditions, sample forms, etc.

End of Chapter I, Article A - Introduction