

Overview of Construction Manager/General Contractor

Please note the following contains general information regarding the Construction Manager/General Contractor process utilized by MDOT. For project-specific information, refer to the Project Information Sheet and Request for Qualifications (RFQ).

The Construction Manager / General Contractor (CMGC) project delivery method consists of two phases (design or preconstruction and construction) and allows MDOT to engage a contractor during the design process to provide constructability input.

On CMGC projects, MDOT, as the owner, directs and coordinates the design, whether it is provided by an in-house designer or a design consultant under contract with MDOT and also has a direct contract with a construction contractor during the design and construction phases of the project.

The selection of the CMGC is based on qualifications similar to the process used for design consultants. MDOT advertises a Request for Qualifications (RFQ) which contains project information including the scope for design and construction activities, selection criteria and evaluation process, and information on what is required to submit a Statement of Qualifications (SOQ).

The SOQs will be reviewed and scored, and the construction company with highest scoring SOQ will be selected as the CMGC for the project. The CMGC will submit a Pre-Construction Services Fee which will cover all costs to complete the scope of work for design assistance services as described in the RFQ.

The CMGC will act as a consultant during the design process and shall offer constructability and pricing feedback on design options and can identify risks based on the contractor's established means and methods. Contractor input during the design phase can include the use of specific materials or equipment, or means and methods that can be detailed in the plans and specifications.

When the project plans and specifications are 70% to 100% complete and the desired construction schedule is known, MDOT and the CMGC will negotiate a final price for the construction phase of the project.

This process allows MDOT to be an active participant during the design process and make informed decisions on design options based on the contractor's expertise.

The graphic on the next page depicts the relationship between MDOT, designer, and contractor through the CMGC process.

Inquiries and General Information

Submit all questions regarding the project or CMGC process to MDOT staff listed on the Project Information Sheet and RFQ. All questions and their answers will be placed on this website as soon as possible after receipt of the questions. The names of the entity submitting questions will not be disclosed.

