

Construction Management Evaluation

Construction Manager Name:	Contract Number:															
	Contract Amount: \$			Final Cost at Construction Completion: \$												
Project:	Evaluation Date (DD/MM/YR):			Evaluation Number: Period Ending (DD/MM/YR): FINAL: Y <input type="checkbox"/> N <input type="checkbox"/>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 16.6%;">Eval 1</th> <th style="width: 16.6%;">Eval 2</th> <th style="width: 16.6%;">Eval 3</th> <th style="width: 16.6%;">Eval 4</th> <th style="width: 16.6%;">Eval 5</th> <th style="width: 16.6%;">Average</th> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Eval 1	Eval 2	Eval 3	Eval 4	Eval 5	Average					
Eval 1	Eval 2	Eval 3	Eval 4	Eval 5	Average											
Evaluators/SMS carry forward % scores and calculate average score																

CM Project Manager:	CM Superintendent:
Sub-Contractor Name:	Discipline:
Sub-Contractor Name:	Discipline:
Sub-Contractor Name:	Discipline:

	Rating (Out of 10)	Points (10 each)	Comments - Information
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PRE-CONSTRUCTION SERVICES

Timeliness of Service			
Timely preparation and submittal of deliverables.			
Timely progress reports and meeting records; timely preparation review processes.			
Timely updates to the overall project schedule (consolidate design and construction services).			

Detail and Scope of Cost Reports			
Comply with Design and Construction Standards in developing schedule of values.			
Provide detailed constructability review and coordination criteria for design team use starting with early design phase.			
Focus on project target budget and provide timely analysis, notice and reports regarding budget issues to the design team and client.			
Provide detailed General Conditions and Fees break out appropriate to each phase of deliverable.			

Cooperation with and Address of Owner Concerns			
Full participation in design workshops; develop timely cost modeling in alternate design approaches.			
Cooperate with owner in developing site management and construction logistics and strategy.			
Timely, accurate and detailed responses to and accurate tracking of owner concerns until they are finally resolved.			

Coordination with Design Consultants			
Full participation in the design team coordination meetings and workshops.			
Timely, accurate and detailed reviews of Design Team submittals.			
Develop familiarity with required design and construction standards and assist the design team in this regard (including LEED criteria).			
Assist the design team in meeting constructability and coordination criteria prior to start of construction.			

CONSTRUCTION SERVICES

Level of Detail and Accuracy in Service			
Maintain accurate and update schedule of values and construction schedule			
Timely and detailed preparation of CCN , Change Orders and other documents.			

Quality of Service			
Maintain a clean, safe and well-secured construction site at all times.			
Quality of construction, craftsmanship and attention to detail.			
Put into place an effective quality control and review process for all trades.			
Ensure maximum competition in trade work, advertise trade work using COOLNET and collaborating with owners procurement team			
Management and coordination of trade contractors' work.			

Cooperation with and Address of Owners Concerns			
Approach to and job site performance of Health and Safety Program.			
Minimize impact on campus traffic and parking.			
Achieve highest value on owners behalf			
Administration of Project Documents			
Timely and accurate preparation of required progress reports and meeting records.			
Timely, accurate and detailed responses to and accurate tracking of owner and design team comments until they are finally resolved.			
Ongoing maintenance of project record documents (including as-builts).			
POST CONSTRUCTION SERVICES			
Timeliness of Service			
Maintain and update schedule for completion of deficiency lists.			
Timely preparation for owner review and inspection process.			
Timely response to team's inspection comments (inc including those of Design Team, Inspection Agencies and others).			
Deliverables			
Quality and accuracy of As-builts and other project record documents.			
Quality and high level of coordination in developing the Owner O&M manuals.			
Quality and result of final testing, test & balance, inspections and other contractually defined measurements.			
Quality of Warranty Period Response			
Over all quality assurance effort in part measured against volume and nature of warranty issues.			
Participation in site investigation to determine warranty or design issues.			
Cooperation and coordination with Owner contracted vendors.			
Timely response to warranty calls.			
Administration of Project Documentation			
Timely coordination, consolidation and delivery of closeout documents and reports.			
Accurate and detailed responses to and accurate tracking of warranty issues until they are finally resolved.			
KEY INDICATORS			
Achieved Substantial Performance Date on schedule.			Contract Milestone Date: Actual Date Achieved:
Achieved Construction Completion Date on schedule.			Contract Milestone Date: Actual Date Achieved:
Number and Value of Change Orders initiated by CM this Period			# \$
Number of Change Orders initiated by CM to date			# \$
Construction Budget (at project commencement)			\$
Cost of Final Construction (at commencement) & variance to Const Budget			\$ %
OVERALL RATING			÷ = %
General Remarks			
Signatures _____ Project Manager _____ Date Senior Oversight _____ Date			Individual Ratings 0-3 = Unacceptable 4-6 = Not Satisfactory 7 = Satisfactory 8 = Very Good 9-10 = Excellent Overall Ratings 54% or below = Unacceptable 55% to 64% = Not Satisfactory 65% to 74% = Satisfactory 75% to 84% = Very Good 85% or above = Excellent