1. INTRODUCTION

1.1 Due to the increasing complexity of construction projects, there is an upward demand for more effective cost control and faster project implementation consistent with high quality of work. Construction Management Services were thus instituted to fill this need in the construction industry.

1.2 The Construction Manager (CM) could either be:

1.2.1 a member of the staff of the Owner,

1.2.2 an independent individual, or

1.2.3 a firm hired by the Owner to manage the construction of a particular project.

1.3 The Architect can serve as the Construction Manager (CM). His training in the coordination of various specialties allows him to supervise and assure proper monitoring of all construction activities with regards to quality, workmanship and cost.

2. FUNCTIONS AND DESCRIPTION OF TASKS

2.1 The responsibilities of the Construction Manager (CM) include the functions of the Construction Supervision Group (CSG). (reference Doc. 204-A and Architect’s Guidelines)

2.1.1 Coordination and Supervision

2.1.2 Cost and Time Control

2.1.3 Quality Control of Work and

2.1.4 Keeping of Records

2.2 The Construction Manager (CM) may hire the CSG to be under his employ or may supervise the CSG hired directly by the Owner.

3. LIMITATION OF AUTHORITY

The Architect as the Construction Manager shall not:

3.1 involve himself directly with the work of the Contractor such that it may be construed that he is assuming the Contractor's liability as provided for in Article 1723, etc. of the Civil Code.
3.2 Impose methods, systems or designs that will substantially affect the construction schedule and impair the design concept of the Architect.

4. LEGAL RESPONSIBILITY

4.1 The Architect as the Construction Manager (CM) is directly responsible to the Owner on all aspects of the construction work: programming, coordination, quality and cost control and time management.

4.2 The CM assumes no liability in case equipment fail to function or if a portion of the building collapses:

4.2.1 due to deficiencies in the plan / design, provided the CM did not participate in the plan / design review and approval, or

4.2.2 due to the deficiencies in the manner of construction, provided the CM faithfully discharged his function/s during the construction / project implementation.

5. QUALIFICATIONS

The Construction Manager may be an individual or a firm.

5.1 The individual or the principal of the firm must be a State-regulated professional, preferably an Architect with managerial capabilities and extensive experience in the field of construction. The Architect must be a Registered and Licensed Architects (RLA), with an updated professional identification card and must be a member in good standing of the Integrated and Accredited Professional Organization of Architects (IAPOA).

5.2 Architects who are Contractors or who have already been in responsible charge of construction works are usually capable of becoming Construction Managers (CMs).

6. METHOD OF COMPENSATION

6.1 Since construction management is not part of the regular services of the Architect, the services rendered by the Architect as a Construction Manager (CM) shall be separately compensated.