



CCA 26 explains what construction management is and the two fundamentally different forms of construction management contracts: “for services” and “for services and construction”.

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## A guide to the construction management project delivery method

Construction management takes a collaborative team approach to the design and construction process right from the outset of the project. The concept joins the owner’s team, the design consultant team (called the consultant in this guide) and the construction manager’s team into a project team whose common objective is to deliver the project in a way that meets the owner’s time, budget and quality objectives.

Under this form of project delivery, the owner selects the construction manager (typically a construction contracting firm) early in the process, often shortly after making the decision to undertake a project. This ensures that the construction manager’s knowledge, skills and experience can be used to full advantage during the design phase. A primary objective of the project team, particularly in the pre-construction phase of the project, is to achieve efficiencies with respect to time, budget and constructability. The construction manager provides valuable advice and assistance to the owner and consultant throughout the design process.

This guide:

- Explains the circumstances under which construction management is beneficial and an owner might consider using it.
- Describes the services a construction manager typically provides.
- Provides guidance to owners on when and how to procure construction management services.
- Highlights some of the important issues and considerations relating to the use of construction management.