



# Building Blocks

Fall 2009



*New Detention Center, CM@R project at Buffalo County Courthouse, Kearney, Nebraska.*



*New Emergency Entry, CM@R project at Tri-County Hospital, Lexington, Nebraska.*

## Now You Can Have Your Building Completed The Way You Want It

**W**ith the passage of LB889, political subdivisions including cities, villages, counties, state colleges, community colleges and school districts now have the opportunity to use the

Construction Management at Risk (CM@R) delivery method as well as the traditional Design-Bid-Build process. Subdivisions can choose the delivery method that best meets the needs of each project.

At BCI, we have

been doing CM@R for more than 30 years. It promotes a team approach among owner, architect and contractor, facilitating efficient design, good communication, quality construction and lasting value in a project. The owner

receives the services of an experienced pre-construction manager combined with the advantages and protections of a general contractor during construction.

CM@R entails a commitment by the construction manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP). This commitment changes the character of the relationship between the owner and the CM. In addition to acting in the owner's best interest, the CM manages and controls construction costs to not exceed the GMP. To control these costs, the CM acts as a consultant to the owner in the development and design phases and as a general contractor during actual construction.

During design, the CM is involved in estimating the cost of construction based on the design by the architect. By utilizing our expertise in value engineering and maintaining a great relationship with our subs, we are able to assist the architect in maintaining a design within budget, while still giving the owner what they desire.

The other major advantage of CM@R is scheduling. Many projects have an extremely tight time frame. Using CM@R, the contractor is engaged and early mobilization and construction activities are able to proceed concurrent with completion of the design. Under a traditional design-bid-build contract, construction cannot begin until after the design documents are completed.



*New Planetarium, CM@R project at University of Nebraska-Kearney, Kearney, Nebraska*



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Yes, that really is grass on the roof! Showing off the latest green building technologies at 251 Medical Center and the construction of her sister building, 253 Medical Center.

## BCI Partners On Second LEED-Certified Medical Building

**W**ith soaring energy costs, industries are changing the way they do business. Why pay more for energy if you don't have to? With green building technologies, consumption can be reduced for water, electricity and waste while improving efficiency, air quality and overall building value. LEED-certified buildings also provide healthier living and working environments, which contribute to higher productivity and improved employee health and comfort.

BCI has again partnered with friend and associate Jeff Mickler of Jacob White Construction on a new multi-story physicians complex being constructed using the latest green technology standards. The building will feature such items as a grass roof, recaptured rain water for irrigation, state-of-the-art building systems, high efficiency exterior walls, and high performance glass and glazing. Learn more about these projects by logging on to [www.251medical.com](http://www.251medical.com).

**Our Mission...** *To provide unparalleled service to our clients, to verify fulfillment of our duties and obligations through quality assurance. To strive for superior performance, absolute reliability and to be recognized for our unwavering commitment to honesty and integrity.*

  
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