

## Gold Seal Certification Resources: **Owner's Construction Manager** Designation *Description from CCA Gold Seal Certification Guide 2016*

### What is an Owner's Construction Manager?

An owner's construction manager is accountable to the Procurement Authority, which could include owners, consultants (on behalf of owners), general contractors, construction managers and design builders, for time, cost, quality, and general overall project performance, and is responsible for promoting close and harmonious relations with the stakeholders.

In the pre-award phase of the project, the major objectives of the project team under the overall leadership of the owner's construction manager include stakeholder relations, project scope and design, project cost, project schedule, project risk, project procurement, project quality, and the productive effort required to ensure that the specific project requirements and contractual obligations are met.

In the post-award phase of the project, and being accountable to the Procurement Authority, the owner's construction manager provides overall leadership in connection with project development, implementation and close-out which includes project scope, project cost, project schedule, project risk management, project procurement, project quality, and the productive effort required to ensure that the specific project requirements and contractual obligations are met.

### Major responsibilities include:

- Develop the business case by defining the needs and expectations for the project.
- Develop the scope of the project by deriving the project charter and project definition.
- Develop and maintain the project budget through the life of the project.
- Develop and maintain the project schedule from inception to close-out and commissioning.
- Manage project stakeholder relations through documentation and communications.
- Manage the project procurement by selecting and managing the designers, contracting strategies, project delivery methods and contractors.
- Manage the construction contract process through the pre-construction, construction and post-construction phases.
- Manage the project risks by developing and implementing the project risk management plan.
- Manage the change process by developing and implementing the project change management plan.
- Manage the project close-out and commissioning process by defining the requirements of the project at substantial and final completion. Provide follow-up feedback on the processes implemented in the effort to meet the needs and expectations defined in the project business case.

