

A shell building project is special in that it involves the construction of a functioning building with all the core utility systems but without covering the areas reserved for tenant occupancy. Simply put, things like partitions, doors, finishes, mechanical, electrical, and other services within the tenant areas are to be contracted separately.

Construction project organization structure

Professional construction management requires that a project management team be put together. Such a team will have a construction manager plus other participants for carrying out tasks such as project planning, design and construction in an integrated fashion. Contractual relationships exist among team members so to minimize adversarial relationships within the management group.

A construction manager CM (or construction project manager) is the person who plans, directs, budgets and manages a construction project. In practice many construction manager also assumes the role of project manager. He is expected to oversee the construction project from start to finish. He coordinates the efforts of all parties involved in the project, and also serves as a key link with the clients.

The CM – Advisor approach is most suited to public-sector projects. A CM – Advisor serves primarily as an advisor to the owner throughout the course of the construction project. The CM – Agent arrangement is almost exclusively for private sector projects. With it, decision making and financial authority are all under an agency agreement. A CM – Constructor (AKA CM - At Risk) is in a role that holds all the subcontracts. He has to be responsible for all the management and construction tasks.