



March 25, 2025
City Hall Construction Methods





Overview of Construction Management Approaches

Objective: Compare and contrast available construction management methods for City Hall Remodel.

Key Considerations:

- Floorplan & exterior design already completed
- Staff has limited resources for project oversight
- Prior difficulties with CMAR and DBB processes
- McKinstry's expertise in funding and project management

Comparison of Construction Management Approaches

Method	Description	Pros	Cons	Suitability for Castroville
Design-Build (DB) (Recommended)	Single entity handles both design & construction	- Faster timeline (33.5% faster) - Lower risk of cost overruns - McKinstry can manage funding - Less administrative burden on city staff	- Less design control (but design is complete) - Potential conflicts of interest	Best Fit: Avoids multiple bidding rounds, leverages McKinstry's expertise
Design-Bid-Build (DBB)	Traditional method: City hires architect, then selects the lowest-bidding contractor	- Full design control (not needed since design is done) - Competitive pricing (if multiple bids are received)	- Slow process - City must manage bids and funding - Risk of few or no bids (past experience)	Not Ideal: Prior project struggled with lack of bids, increasing risk
Construction Manager at Risk (CMAR)	CM oversees the project and guarantees a max price	- Early cost/constructability input - Lower risk of cost overruns - Faster than DBB	- Requires competitive bidding (previously failed in Castroville) - City still needs to manage funding/oversight	Not Feasible: Prior CMAR attempt did not receive any bids
Public-Private Partnership (P3)	Private firm finances, builds, and may operate the facility	- Reduces upfront city costs - Leverages private expertise	- Loss of city control - Complex contracts - Higher long-term costs	Not Practical: More suitable for revenue-generating projects

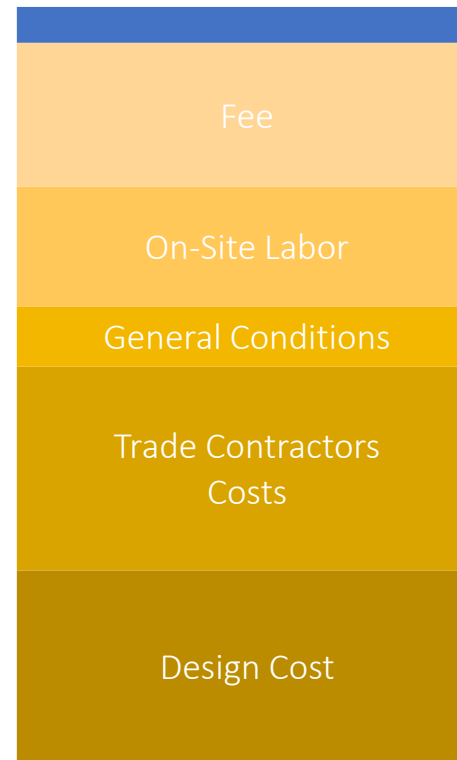


Project Budget



Design/Bid/Build + CM @ Risk

- Establish budget at earliest opportunity
- Best value for funds invested



Design-Build





Recommended Path Forward



Design-Build (DB) is the optimal choice:

- Faster project completion with reduced schedule risks
- Experience in managing and securing funding
- Minimized administrative burden on city staff
- Avoids bid scarcity issues experienced with DBB & CMAR



Next Steps



- City Council decision on adopting DB approach
- Issue Request for Qualifications
- Seek Qualified Engineers/Construction Managers
- Award Contract
- Establish project milestones and timeline

Discussion & Questions?

