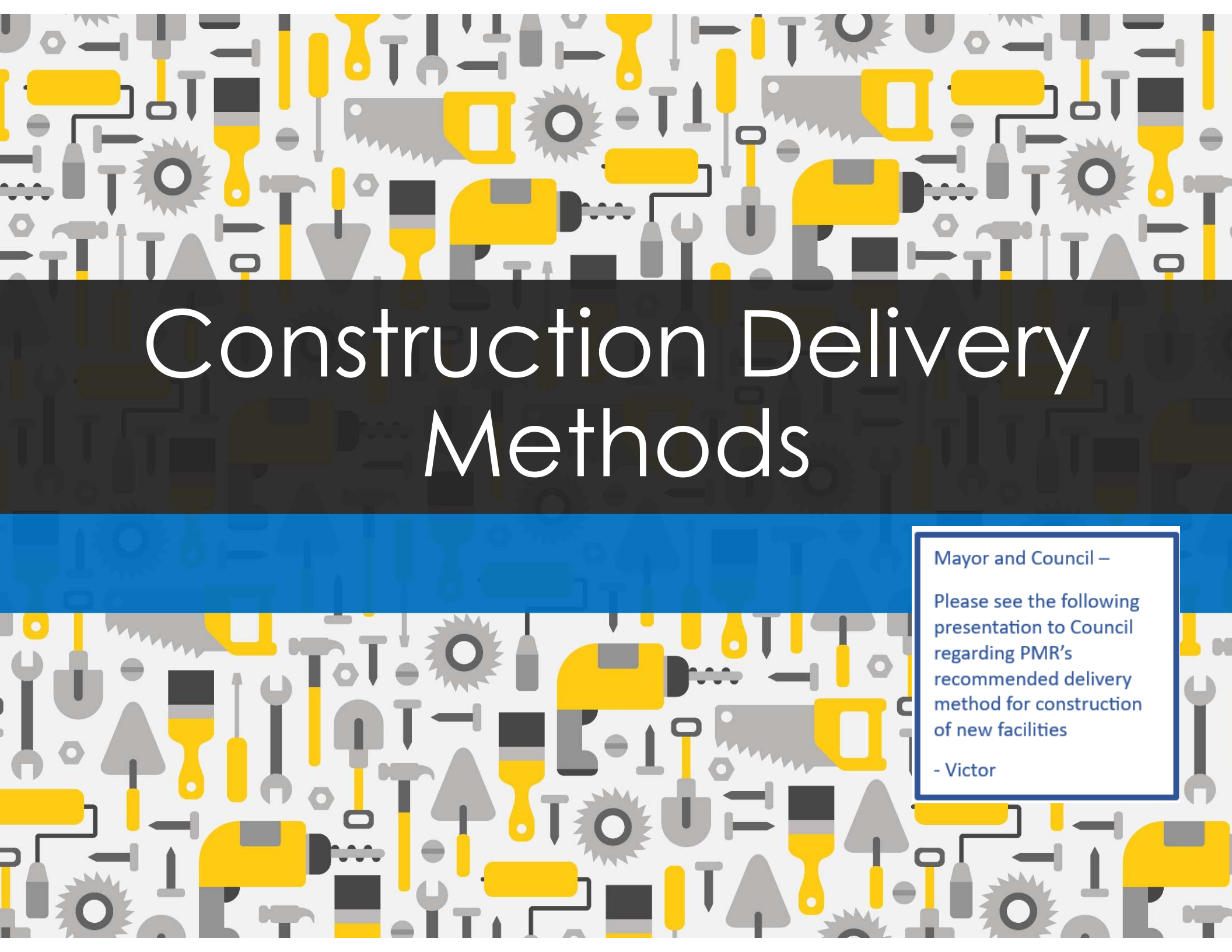




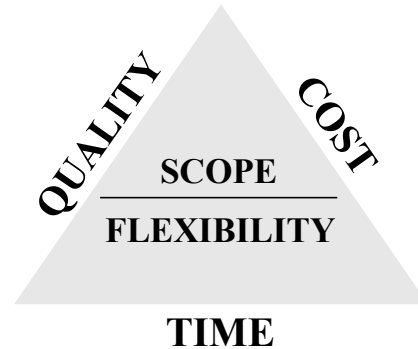
Construction Delivery Methods

Mayor and Council –

Please see the following presentation to Council regarding PMR's recommended delivery method for construction of new facilities

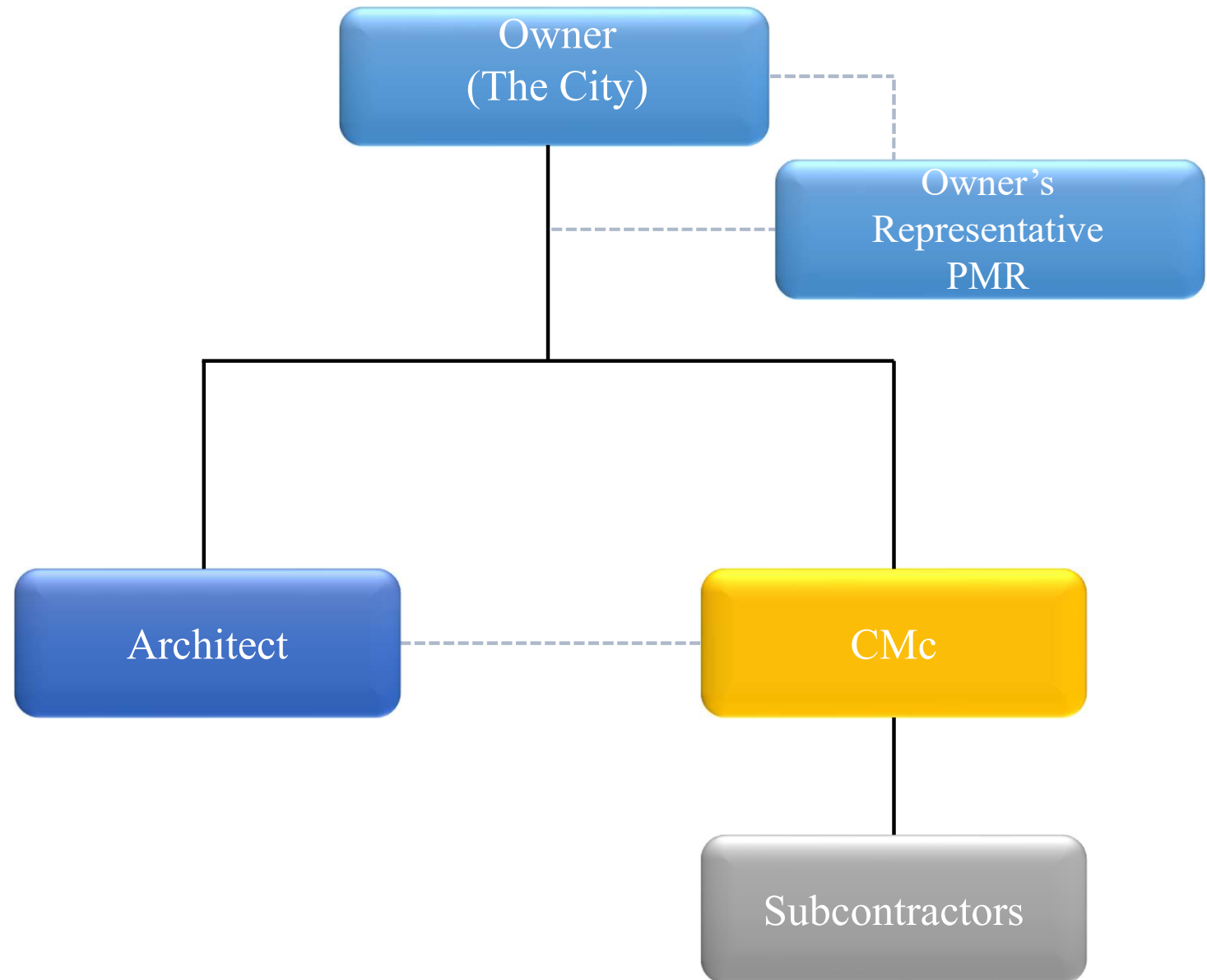
- Victor

Construction Project Delivery Methods



DELIVERY METHOD	SUITED FOR	SCOPE/ FLEXIBILITY	QUALITY (RISK FACTOR)	SCHEDULE (RISK FACTOR)	COST (RISK FACTOR)
General Contractor (GC)	Simple projects that are budgeted, but not schedule sensitive, and not subject to change.	Medium	Medium	High	Low
Construction Manager CMa – CM as Advisor	Large, complex, or multi-phase projects that are schedule sensitive or subject to change.	High	Medium	Medium	High
Construction Manager CMc – CM as Constructor	Large, complex, or multi-phase projects that are schedule sensitive or subject to change.	High	Low	Low	Medium
Design Build (D/B)	New construction that is time sensitive and has small user groups.	Medium	High	Low	Medium
Design Prime	New construction or direct replacement that has a very limited number of trades.	Medium	Medium	High	Low

Construction Manager – Constructor (CMc)





Construction Manager – Constructor (CMc)

ADVANTAGES

- Qualification-based selection
- CMc provides design-phase assistance in budgeting, preliminary scheduling, and constructability reviews
- Quality of subcontractors can be relatively assured
- CM hold subcontractors' contracts
- A team approach
- Ability to obtain GMP early in process
- Reduces change orders
- CM is responsible for budget and schedule overruns

Suited for: large, complex, and multi-phase projects that are schedule sensitive, difficult to define, or subject to potential changes.



Construction Manager – Constructor (CMc)

WHEN WE TYPICALLY USE

- Projects where preconstruction services are important
- Large public projects
- Large private projects
- Cost certainty for project financing

NUANCES

- Cost Plus vs. GMP
- GMP is only as good as it is tight
 - Clarifications
 - Exclusions
 - Allowances
 - Drawing omissions
 - Owner changes
- Double-bonding discussions early
- Insurance layering
- May impact A/E fees