



Late Backup

#15 3/6/08
Public Works

New Central Library Project Delivery Methodology

March 6, 2008



Available Options



- Competitive Bidding
- Competitive Sealed Proposal
- Design/Build
- Job Order Contracting
- Construction Manager at Risk



Competitive Bidding



DESCRIPTION: Standard method of construction contracting with award to the lowest responsible bidder.

- Three prime players: City, Architect/Engineer (A/E) and General Contractor
- Three linear phases: Design, Bid, Build
- Construction contract awarded to lowest responsible bidder
- Best Suited:
 - Projects that are not schedule sensitive or subject to change after bidding
- Least Suited:
 - Complex projects that are sequence or schedule sensitive
 - Projects subject to potential change after contracting



Competitive Sealed Proposal



DESCRIPTION: Selection can take into account factors in addition to price, i.e. vendor reputation, quality of services, & the vendor's past relationship with the COA.

- Three prime players: City, Architect/Engineer (A/E) and General Contractor
- Three linear phases: Design, Propose, Build
- Construction contract awarded to proposer providing best value to City
- Best Suited:
 - Projects that are not schedule sensitive or subject to change after bidding
- Least Suited:
 - Complex projects that are sequence or schedule sensitive
 - Projects subject to potential change after contracting



Design/Build



DESCRIPTION: Design and construction services are contracted through one entity.

- Two prime players: City and Design-Build Entity
- Two continuous phases: Design and Build
- Design-Construction contract awarded to proposer providing best value
- Best Suited:
 - Larger projects that are complex and schedule sensitive
- Least Suited:
 - Smaller projects
 - Projects that are difficult to define and are not schedule sensitive



Job Order Contracting



DESCRIPTION: Contracting method for repair/renovation of facilities where specifics of tasks are undefined at solicitation & pricing is determined using pre-described pricing lists.

- Three prime players: City, Architect/Engineer (A/E) & Job Order Contractor
- Job Order Contractor retained for recurring minor repair/ renovation work on facilities with indefinite delivery times and quantities
- Construction contract awarded to proposer providing best value
- Best Suited:
 - Schedule sensitive, multi-trade, minor repair, alteration or renovation projects
- Least Suited:
 - Single-trade, simple projects



Construction Manager at Risk



DESCRIPTION: Construction Manager is brought on earlier in the design process to allow for interface with design consultants.

- Three prime players: City, Architect/Engineer and Construction Manager-at-Risk (CM-R)
- Enables fast-track delivery (beginning construction before design is complete)
- CM-R selected during design on basis of best value rather than price alone
- Best Suited:
 - Larger projects that are complex, schedule sensitive, difficult to define, and/or subject to change
- Least Suited:
 - Smaller projects



New Central Library



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- Recommended Methodology:
Construction Manager at Risk