

# **A G E N D A**

## **I T E M**

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**Subject:** Discuss and approve Construction Manager – Agent as the delivery method for potential bond project.

**Rationale:** Attached is a comparison of the various available delivery methods for construction projects. Construction Manager – Agent and Construction Manager at Risk are the two delivery methods most widely utilized for school projects. Construction Manager – Agent protects the school district more and can be more cost effective because they can coordinate the process and utilize competitive bids.

**Recommendation:** Approve Construction Manager – Agent as the delivery method for potential bond project.

## Comparison of Project Delivery Methods

	<b>Design Bid Build</b>	<b>CM - Agent</b>	<b>CM at Risk</b>	<b>Design Build</b>	<b>Integrated Project Delivery</b>
<b>Cost Certainty</b>	Allows for competitive bids; goal of cost certainty; lump sum or GMP	Competitive bids only if GC selection is delayed; GMP	CM hired based on qualifications; GMP by amendment	D-B hired based on qualifications; GMP by amendment	Team hired based on qualifications; price collaboratively set; sharing of risks/reward; typically no GMP
<b>Design Coordination</b>	No coordination between design and construction	CM is supposed to catch gaps between design and construction	CM is supposed to catch gaps between design and construction	Less likely to have design gaps; Owner must clearly identify design criteria	Collaborative team design approach intended to eliminate design gaps
<b>Administration</b>	Requires some Owner involvement; Architect can administer construction	Requires less Owner involvement; CM administers construction	Requires less Owner involvement; CM administers construction	Requires more Owner involvement to define scope and administer construction	Requires heavy Owner involvement through design/construction; team administers construction
<b>Value Engineering</b>	VE not practical; design complete before contractor is hired	VE possible; CM is hired early in process and coordinates between design and construction	VE possible; CM is hired early in process and coordinates between design and construction	VE is facilitated by having single party responsible for design and construction	VE is facilitated and encouraged by collaborative team design approach with Owner involvement
<b>Schedule</b>	Linear and sequential; slowest delivery method	Allows for fast-track construction, if GC is selected early	Allows for fast-track construction	Facilitates fast-track construction	Facilitates fast-track construction
<b>Claims</b>	Owner liable to contractor for design errors; risk of claims for design gaps	Owner liable to GC for design errors; claims less likely if CM properly coordinates	Owner liable to CM for design errors; claims less likely if CM properly coordinates	Owner not liable for design errors; claims less likely due to fewer design gaps	Owner not liable for design errors; claims less likely due to collaborative design