



EXECUTIVE SUMMARY

Meeting Date:	April 24, 2025
Agenda Item:	CM/GC Method of Procurement Approval for NMHS Gymnasium
Item Type:	Action
Administrator:	Bret Champion, Brad Earl, Ron Havnear
Objective:	Approve A Resolution Granting Use of The CM/GC Method of Procurement.

Background:. The CM/GC (Construction Manager/General Contractor) delivery method is an alternative to the traditional design-bid-build approach. It involves the contractor being engaged early in the design process, providing expertise and feedback, and ultimately acting as the general contractor for the construction phase. This approach aims to accelerate project timelines and improve cost certainty by leveraging the contractor's input during the design stage.

Once the design phase is complete the contract provides a Guaranteed Maximum Price (GMP.)

We use this method frequently due to the benefits of having contractor input in the design phase.

The CM/GC method is a prudent approach for projects with time constraints and technical or specialty components, such as seismic upgrades.

Prior to Board action, a public hearing will be held on this specific agenda item.

Additional Materials: [Resolution #2025-2](#); [Findings of Fact](#); and [Public Hearing Notice](#)

Recommendation: Hold the public hearing, review finding, and approve resolution granting use the CM/GC method of procurement.

Suggested Motion: *“I move to approve Resolution #2025-2 as presented approving the use of the CM/GC method of procurement for the North Medford High School Gymnasium.”*