

Manzanita City Hall Project
Alternative Contracting Analysis

DESCRIPTION	PROS	CONS
<p>DESIGN BID BUILD (DBB) Architect fully designs the building and creates bidding documents. The City advertises the project and receives bids. Award of contract goes to lowest bidder</p>	<ul style="list-style-type: none"> - Maintains City control over design - Traditional approach - First time contract costs may be lower 	<ul style="list-style-type: none"> - No contractor input during design - Dictates construction sequence/methodology - Little opportunity for innovation - Lack of price certainty until documents are complete and bids are in; this is very late and it is difficult to adjust design if project over budget - Must select low bidder regardless of qualifications or experience - Tends to be adversarial relationship, change orders, etc. - Difficult to build trust and team approach

<p>CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC) Contractor is selected through competitive RFP process. They propose a team, a contractor fee and an approach for pre-construction services and subcontracting. CM/GC becomes part of the project team early and provides cost estimating, value engineering and design feedback throughout design. Seek competitive bids for subcontracted work.</p>	<ul style="list-style-type: none"> - Maintains City control over design - Competitive selection of contractor based on qualifications and fees - Constructability input and opportunity for innovation throughout design - Real time cost estimating to allow for design adjustments to meet budget requirements - Detailed critical path scheduling throughout design process leads to improved schedule certainty - Opportunity to include special requirements such as local subcontracting - Greater price certainty and reduced risk of change order - Opportunity for fast-track and early procurement of long-lead items - Reduces budget and schedule risks - Leads to strong team approach 	<ul style="list-style-type: none"> - Overcoming appearances of limited competition - Proposers benefit from having CM/GC experience; not all General Contractors have that experience, somewhat limiting pool of proposers. - Requires special City Council action, findings and reporting
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DESCRIPTION	PROS	CONS
<p>DESIGN/BUILD (D/B) Design/Build team is selected through a competitive RFP process. Typically the D/B team is lead by Contractor with Architect reporting to Contractor. Price is set at time of selection, then D/B team designs and constructs the building.</p>	<ul style="list-style-type: none"> - Transfers design and construction risk - Opportunities for innovation - Greater price certainty and reduced risk of change order - Can quickly address issues in construction with direct dialogue between contractor and designer 	<ul style="list-style-type: none"> - After process starts, City has very limited input into design - Requires significant upfront work to set design parameters, objectives and specifications - Proposers benefit from having D/B experience; not all General Contractors have that experience, somewhat limiting pool of proposers. - Issues resolved between Contractor and Architect are not visible to City; possible quality control problems

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 June 19, 2020

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