

# **April 19 Council Agenda Item 308**

Approve findings to authorize an exemption to the competitive bidding requirements and authorize the use of the alternative contracting method of Construction Manager/General Contractor for the Council Chambers and Councilor Offices Project for an estimated amount of \$6,235,000.

OMF Facilities, Management and Finance

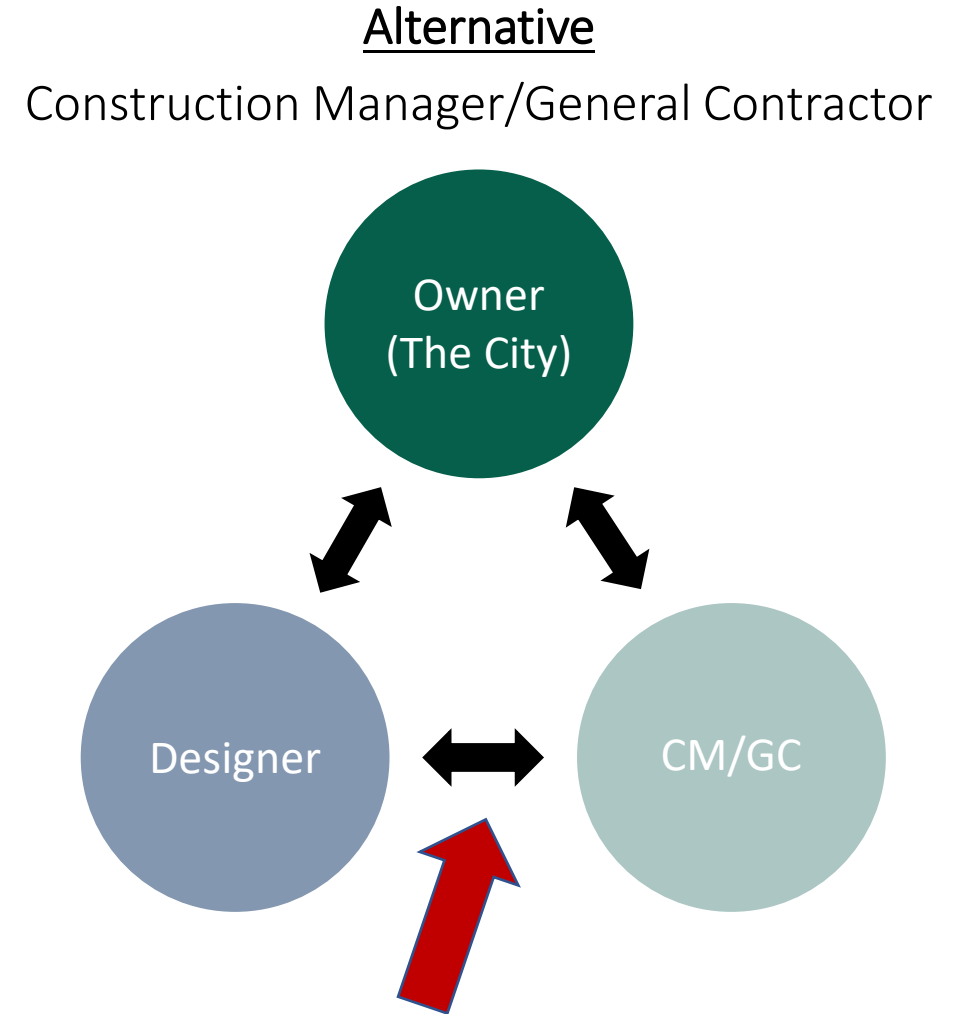
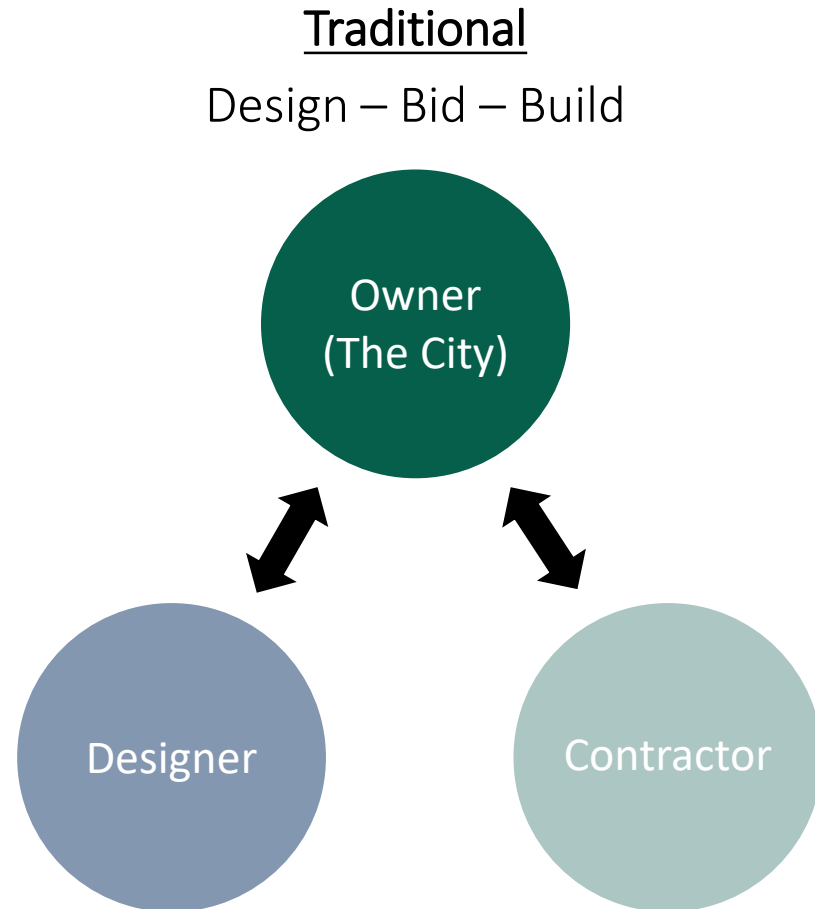
# What is the Benefit of a CM/GC?

- Traditional design and construction approaches are too slow for the facilities affected by Charter Reform to be ready by January 1, 2025 – *particularly Council Chambers*
- The Construction Manager/General Contractor approach is a contracting method that allows for routine dialogue between an owner, designer, and the construction manager/ general contractor *while a project is being designed*
- This dialogue allows the team to identify constructability issues before design is complete, *which makes projects faster and less expensive to construct*

# What does this ordinance bind us to do?

- Facilities submitted this ordinance so that we can be *allowed to issue the RFP* for the Charter Reform projects using the CM/GC contracting method
- The ordinance was written broadly *so that the scope can be defined and refined during the design process (including the timing of the different projects)*
- There is a financial number attached to the ordinance that reflects OMF Facilities' pre-design cost estimate based on *what we believe to be in scope for the CM/GC*; however, if the scope changes during design, that number could go up or down
- *Council is a primary stakeholder in the CM/GC design process and will play a formative role in determining the final scope and budget – inclusive of work timing*

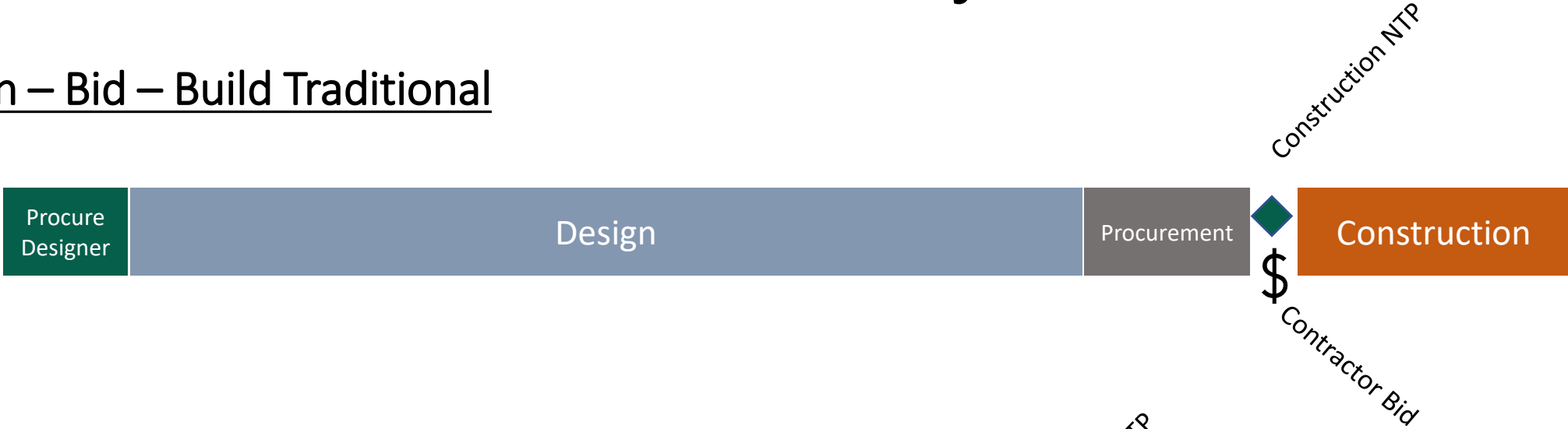
# Different Construction Delivery Models



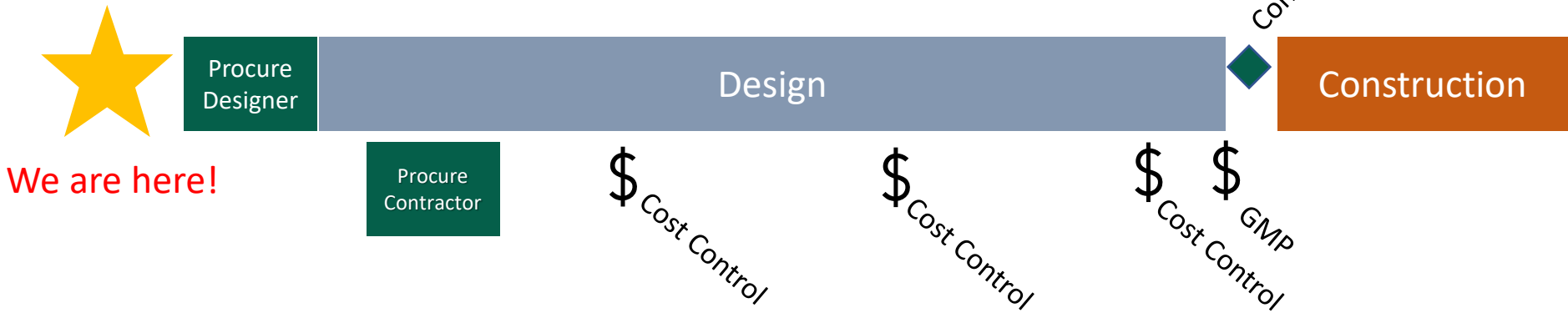
**The CM/GC contracting method allows for more collaboration between all parties**

# Construction Delivery Timelines

## Design – Bid – Build Traditional



## CM/CG Alternative



**Different methods produce different outcomes (CM/GC is much faster)**