

**Tecton**  
ARCHITECTS

SHREWSBURY, MA

POLICE STATION & MUNICIPAL  
CAMPUS PROJECT

8.17.20

# PROJECT DELIVERY METHODS

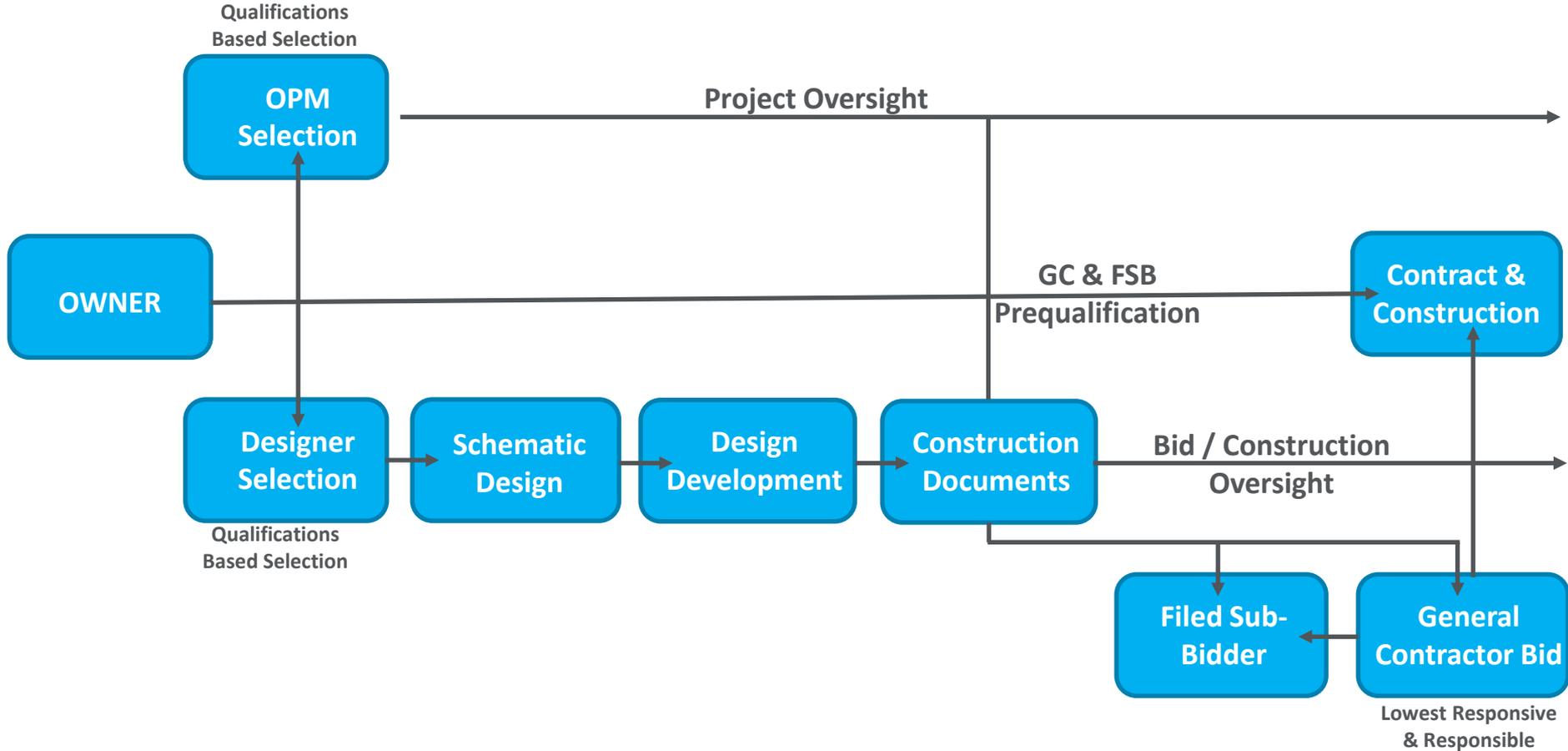
## DESIGN / BID / BUILD

- Traditional Project Delivery Method
- Massachusetts General Law, ch. 149
- Requires separate solicitation of General Contractors & Filed Sub-Bidders
- Project over \$10m require pre-qualification of General Contractors and Filed Sub-Bidders
- General Contractor selects approved Responsible and Responsive Filed Sub-Bidders
- Contract is generally awarded to the Lowest Responsible and Responsive General Contractor

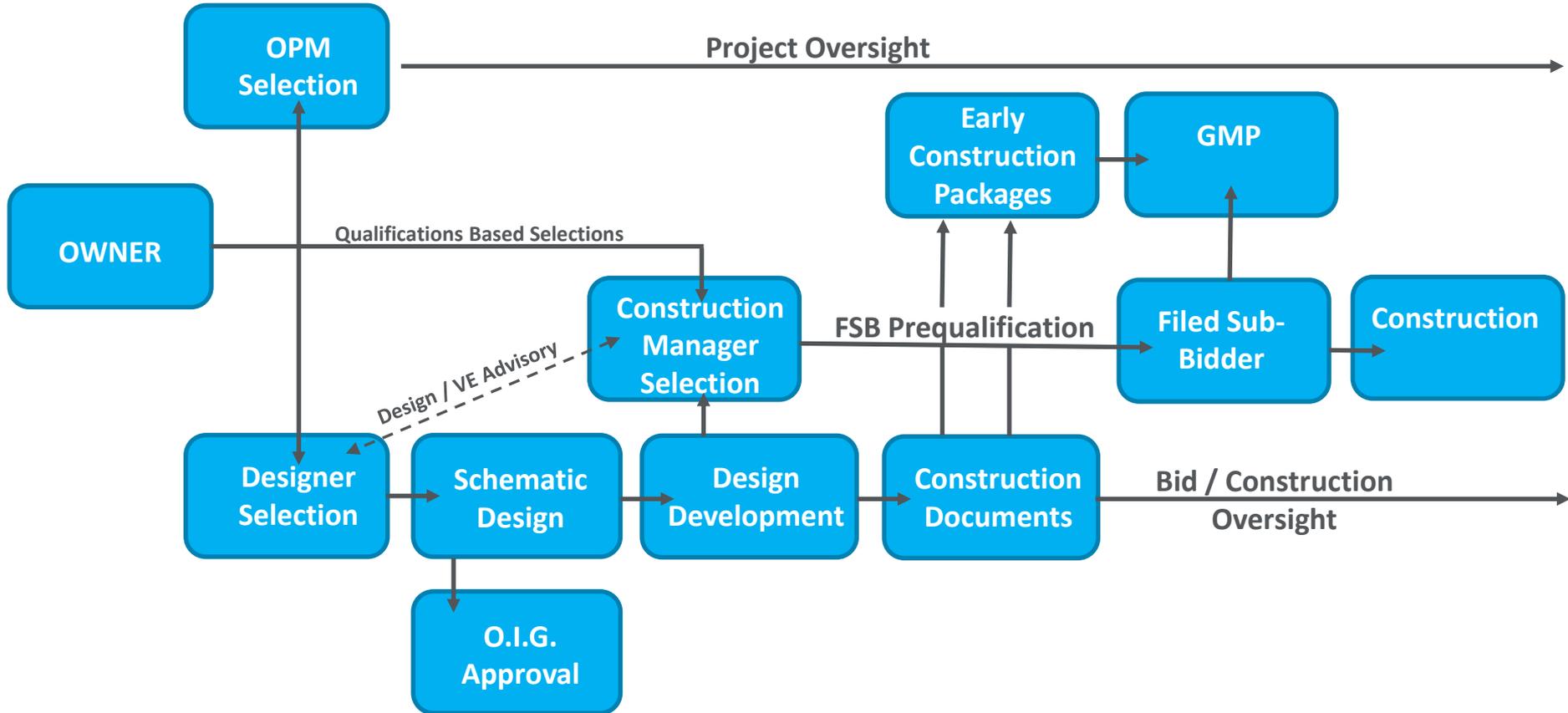
## CONSTRUCTION MANAGER @ RISK

- Alternative Project Delivery Method
- Massachusetts General Law, ch. 149A
- Requires pre-approval from the Office of the Inspector General.
- Construction Manager selection is based on qualifications (similar to Designer & OPM selection). Fee is negotiated.
- Project over \$10m require pre-qualification of Filed Sub-Bidders
- CM coordinates with the Design Team and Owner during design, and after selecting FSBs set the Guaranteed Maximum Price (GMP)

# DESIGN / BID / BUILD – m.g.l. Ch.149



# Construction Manager At Risk– m.g.I. Ch.149A



## CONSIDERATIONS...

- Upfront vs. Life-Cycle Costs
- Cost vs. Quality
- Schedule
- Technical Specifications
- Opportunities for Innovation and VE
- Cost of Design Changes
- Impact on Operations/Safety
- # of Contracts/Points of Accountability
- Owner's Resources
- Owner's Risk

**Which method meets  
your overall project  
needs and community  
expectations?**

## DESIGN / BID / BUILD



- Owner controls design, construction, quality
- Easier design changes before start of construction
- Design complete before construction award
- Construction cost fixed at contract award
- Low bid cost, maximum competition
- Ease of implementation



- Requires significant owner expertise/resources
- Shared responsibility for project delivery
- Owner at risk for design errors, unforeseen conditions, owner changes. (One contingency)
- Design and construction are sequential, may result in longer schedule
- Construction cost unknown until contract award
- No contractor input in design, planning or VE

## CONSTRUCTION MANAGER @ RISK

- Transfer of responsibility for construction (and some risk) from owner to CM
- Construction cost known and fixed during construction (with exceptions)
- CM has total control of construction and subs
- Construction may start before design completion, reducing project schedule

- Reduced owner control of construction
- Design changes after construction begins are costly
- Potentially conflicting interests as both CM and contractor
- Owner & CM @ Risk firm each carry contingencies.
- Premium cost for Construction Manager (qualifications based) ~7.5% of Construction

# NEXT STEPS

- Selection of Project Delivery Method
  - Design / Bid / Build
  - CM @ Risk
- Review of Police HQ Project Estimate
  - Approve & Set Project Budget
  - VE Suggestions if necessary
  - Other Board / Committee approvals for Town Meeting / Ballot
  - Community Outreach
- Tecton to provide costs for TH 2<sup>nd</sup> Floor Renovation / Addition
- Tecton to provide costs for COA Renovation / Addition
- Finalize Feasibility Study and issue final report

# Tecton

ARCHITECTS

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THANK YOU!