



CMGC @ ODOT:

I-5: Willamette River Bridge

WAASHTO Conference
April 8, 2008



***Advanced Contracting Unit
(ACU)***

Major Projects Branch

***... offering new ways to develop and
deliver projects***

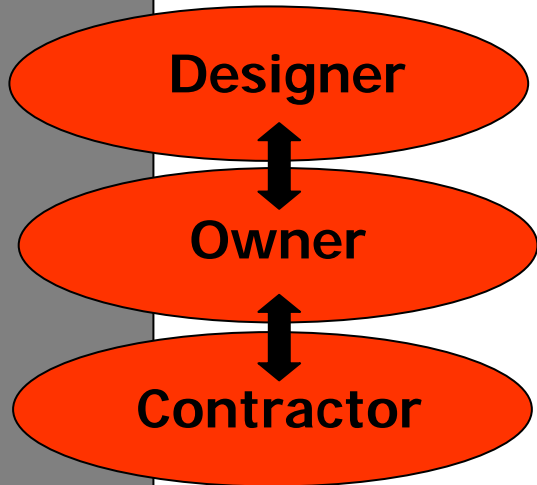
Jane Lee, Manager

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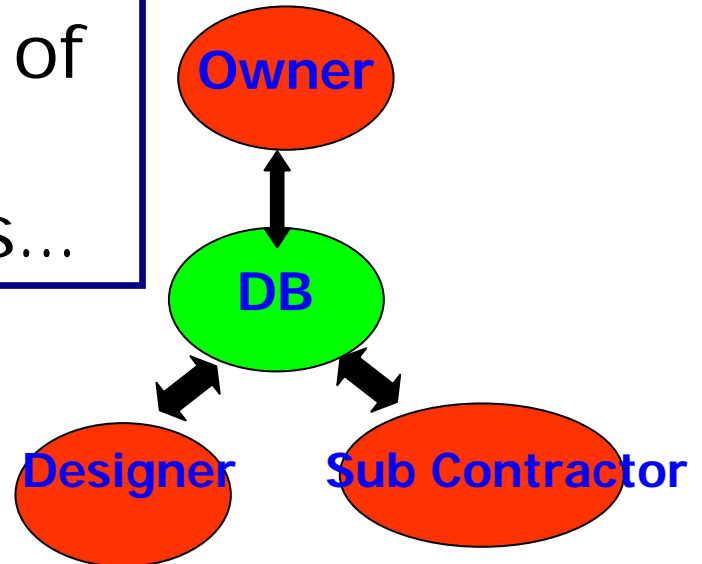
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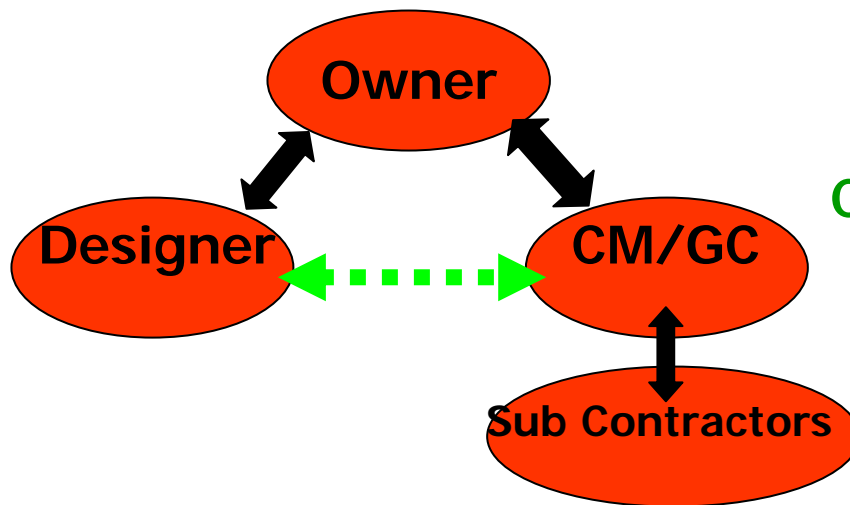
Comparison of project structures...



Design Bid Build (DBB)



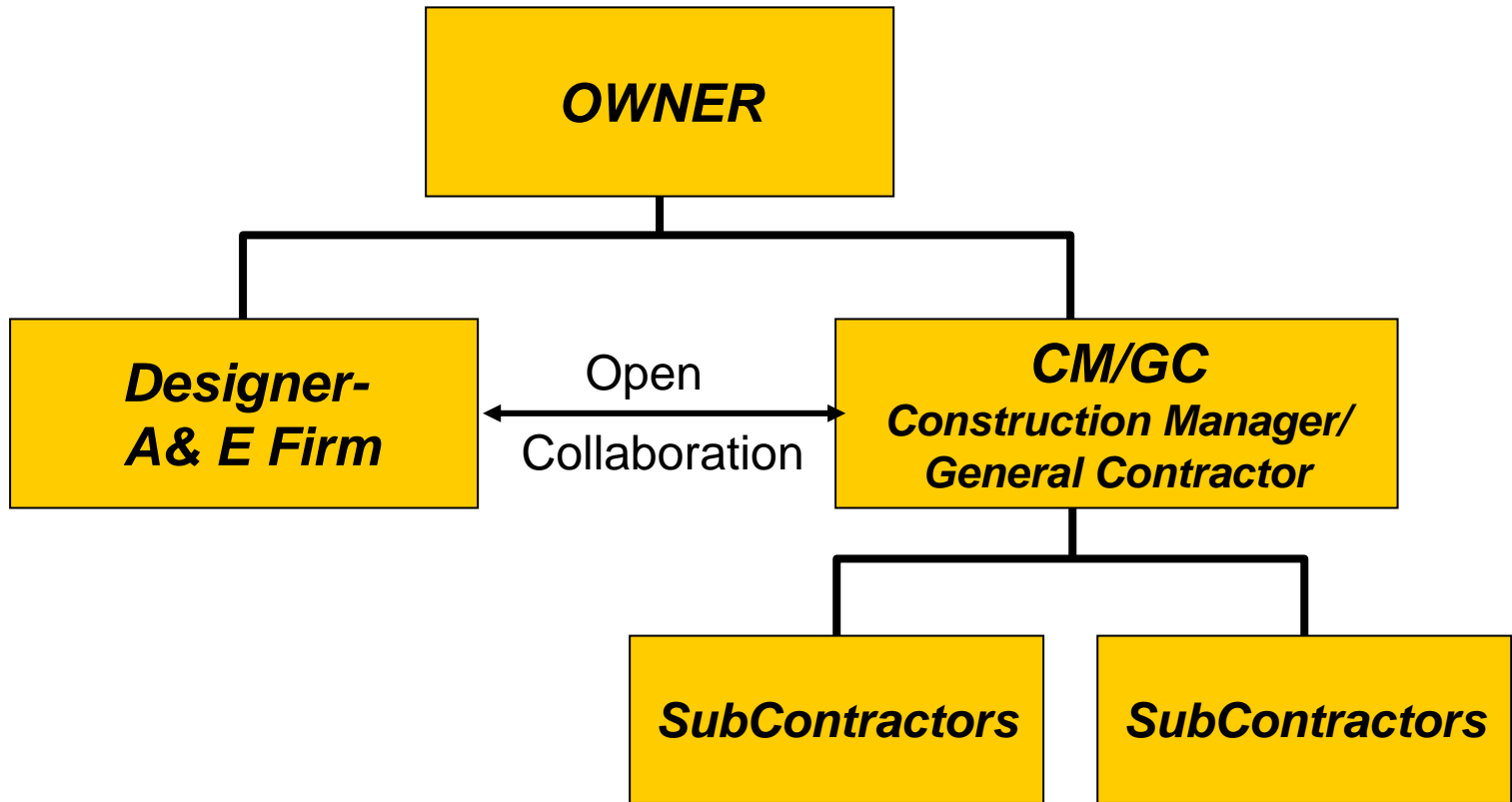
Design-Build (DB)



Construction Manager/
General Contractor
(CM/GC)



CM/GC Structure





CM/GC: Owner Benefits

1. Collaboration & cost control
2. Concurrent execution of design and construction
3. Well suited for complex projects, tight time frames
4. Owner, A/E, CM/GC have mutual project goals
5. Risk Management, Team Identifies, Owner controls
6. Collaborative process minimizes risk of construction and design disputes



CM/GC: Procurement Choices

1. Either RFQ and RFP,
or RFP with qualification requirements
2. Owner can specify economic, DBE, local knowledge and
other program requirements in procurement
 - Included as scoring and selection criteria
 - Able to specify what can be self-performed and what must be subcontracted. (i.e. 30% self, 30% sub, 40% their decision)
3. Requires FHWA SEP-14 for use of alternative, experimental
contracting method



Benefits from the CM/GC Perspective

- 1. Opportunity to weigh in much earlier and influence design without re-working previously determined project elements.**
- 2. CM/GC at risk for costs exceeding Guaranteed Maximum Price (GMP) Will require good documentation as to what is and is not included in the work package and GMP.**
- 3. Contract payments typically include a fee plus lump sum.**



CM/GC Tasks during Preconstruction Phase

- 1. Works collaboratively with Owner & A&E to accomplish project goals, provides:**
 - Cost Estimates/Schedule analysis/work sequence
 - Risk identification/mitigation/pricing
 - Constructability reviews
 - Develop work packages for bid
 - Develop GMP that meets Owner Requirements and Budget Restraints
- 2. Develop Project Management Plans which includes:**
 - Construction Management Plan
 - Safety, Environmental, other project Plans
 - Subcontracting Plan
- 3. Develop Early Work Amendments**



CM/GC Tasks during Construction Phase

1. Provides all materials, labor, equipment and management
2. Performs as Construction Manager
3. Performs as General Contractor-may self-perform as allowed in contract
4. Completes the project as described in the final plans and specifications within the GMP



I-5: Willamette River Bridge (Eugene)





Project Status





Why CM/GC for this Project?





CM/GC Summary

Owner:

- Collaboration during design & construction
- Continual cost & risk identification from both CM/GC and A&E

Designer:

- Constructability, cost, and scheduling input throughout design,
- Reduced risk of reworking design efforts.

CM/GC:

- Gains insight to project issues
- Can suggest designs around resources and capabilities of industry,
- Reduced risk at GMP



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- Thank you for your attention