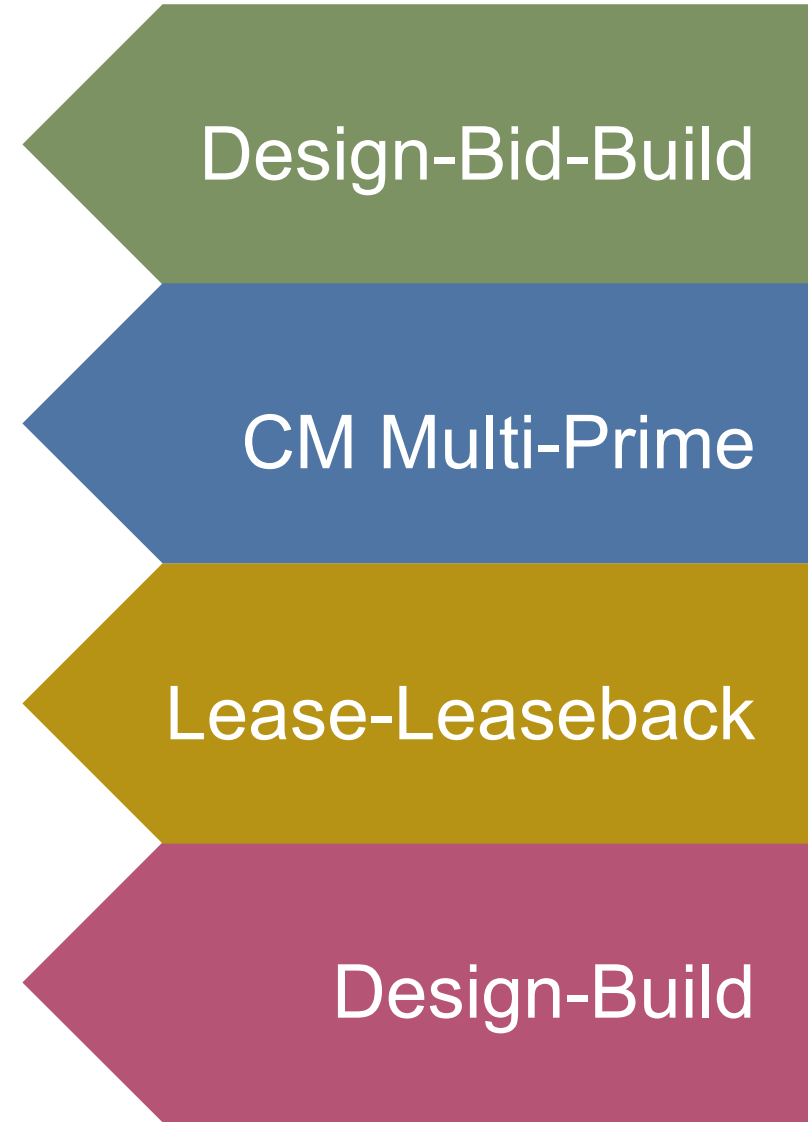


# CONSTRUCTION DELIVERY METHODS

November 12, 2019



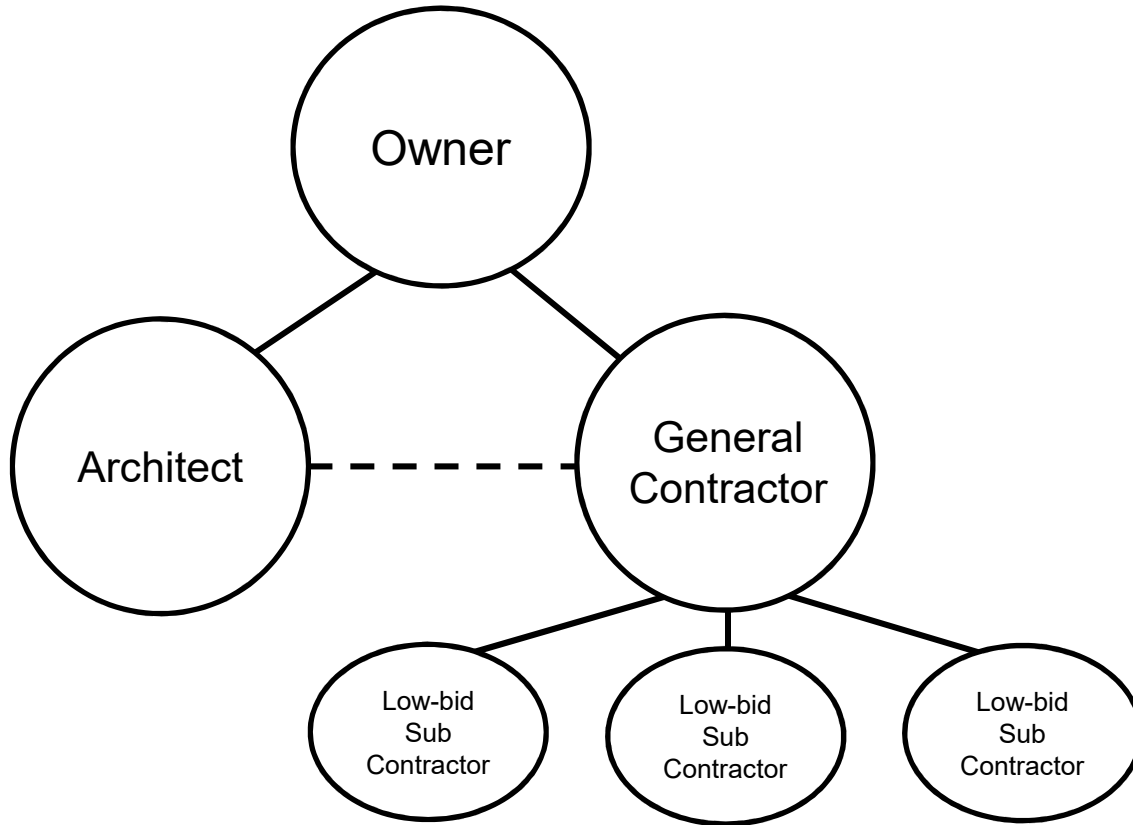
# Design-Bid-Build

Under Design-Bid-Build, plans and specifications are completed by an architect and then advertised for bid. Contractors bid the project exactly as it is designed, and the project is awarded to the lowest responsive, responsible bidders. The design consultant team is selected separately and reports directly to the District. The District retains all of the contracts.



# Design-Bid-Build

## CONTRACT STRUCTURE

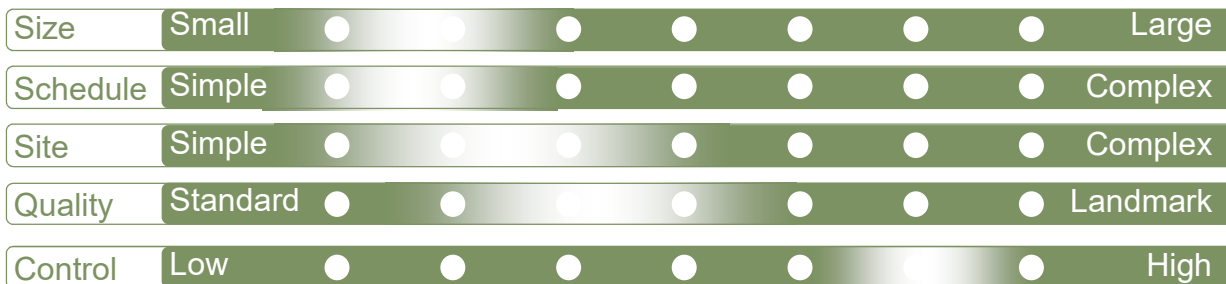


### PROS

- › Most common delivery method
- › Owner maintains control of project through Design

### CONS

- › Sequential relationship between design, bidding, and construction can lengthen project schedule
- › Construction cost established after DSA approval
- › Cost overruns or schedule changes can create adversarial relationships between the owner, builder, and designer
- › Greatest risk of general/subcontractor failure
- › Greatest risk of schedule overrun



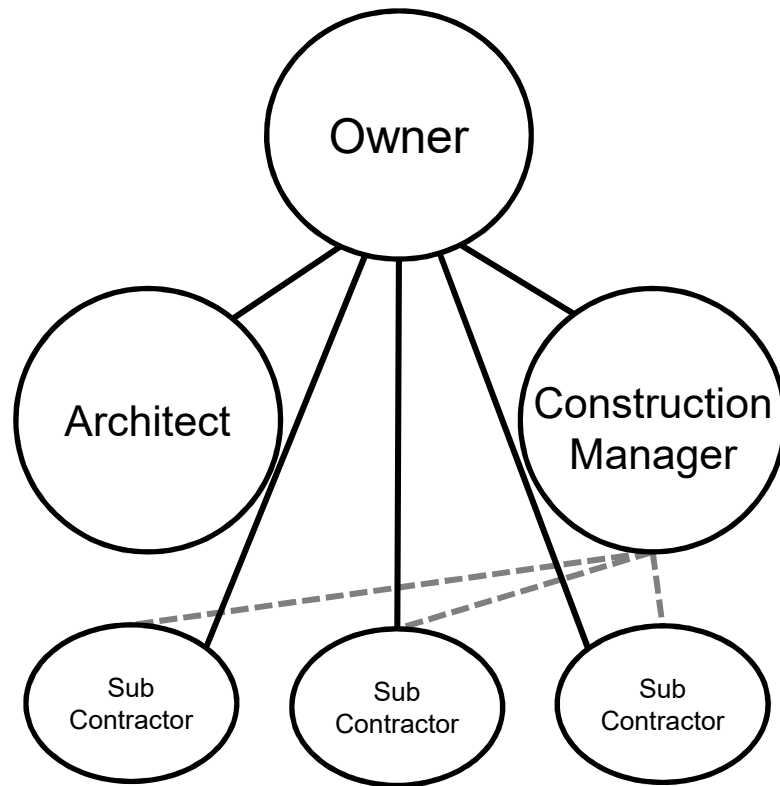
# CM Multi-Prime

CM Multi-Prime provides the District greater flexibility than Design/Bid/Build in selecting the firm which is ultimately responsible for delivering the project. During design, the District awards a contract to a construction management firm (CM), which is selected based on qualifications. The CM does not typically perform any construction work, but manages the project for the District. Under CMMP delivery, the District awards numerous contracts to specific trade contractors on a low-bid basis. The District retains all of the contracts..



# CM Multi-Prime

## CONTRACT STRUCTURE

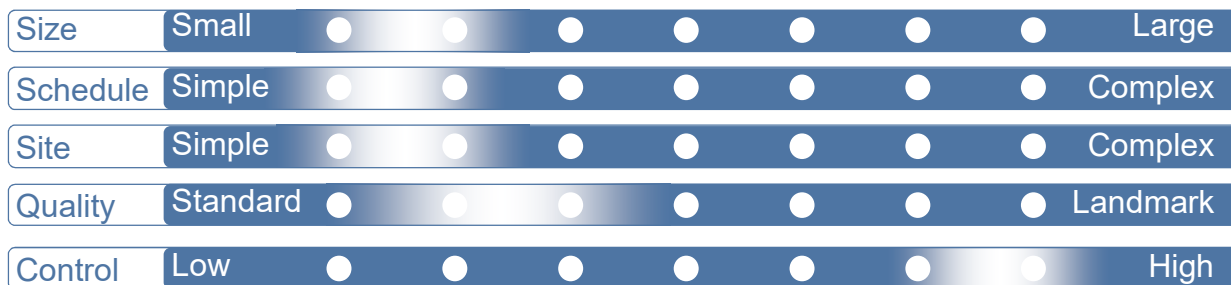


### PROS

- › Efficient delivery method for small/simple projects
- › Owner controls project from design through construction
- › Owner may contract with a construction manager to oversee prime contractors

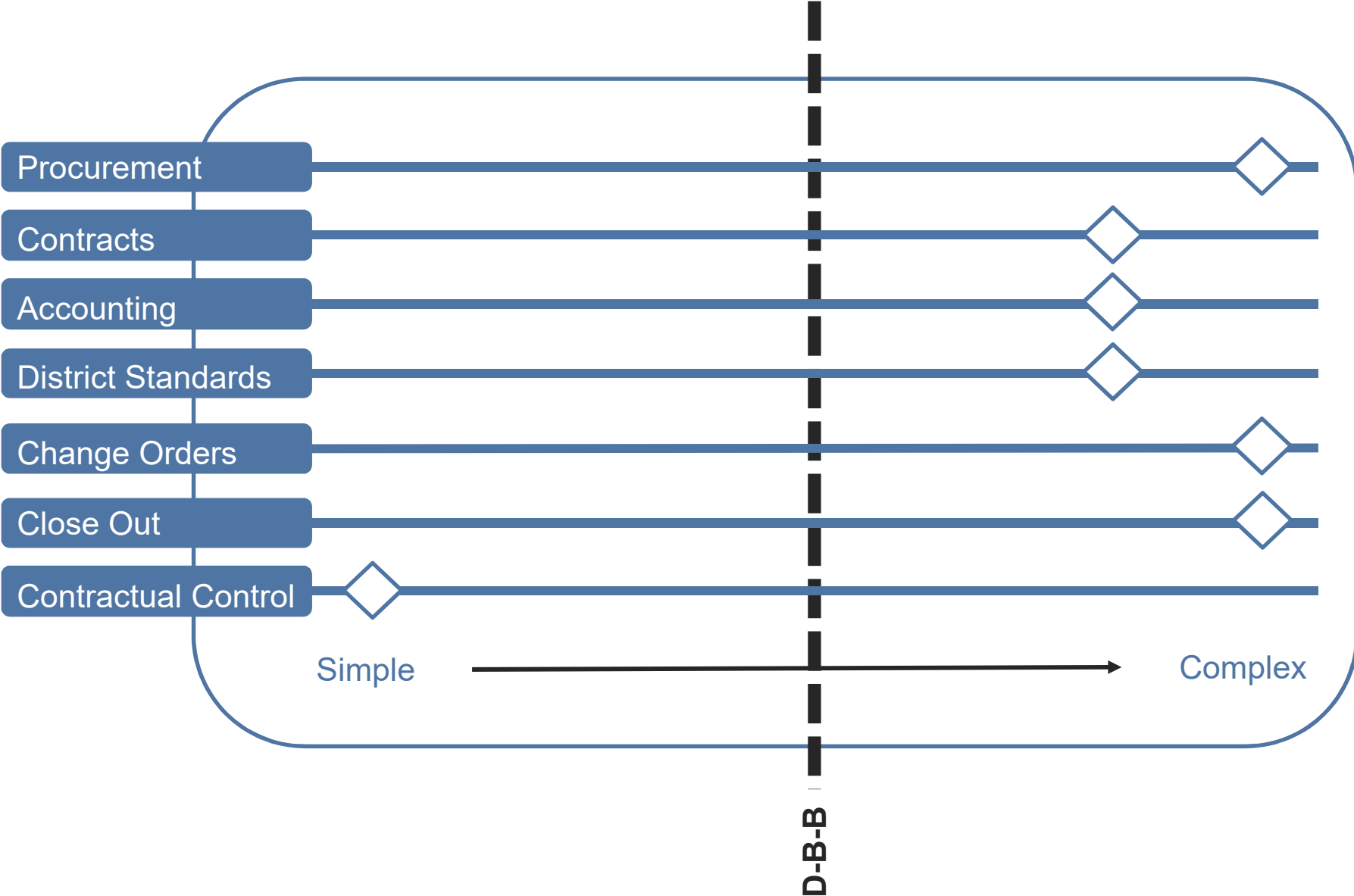
### CONS

- › Overhead costs can escalate, because each prime contractor has overhead that cannot be shared, i.e.: insurance premiums, trailers, scaffolding, etc.
- › Heavy administrative burden
- › Owner accepts risk of all contracts and construction coordination



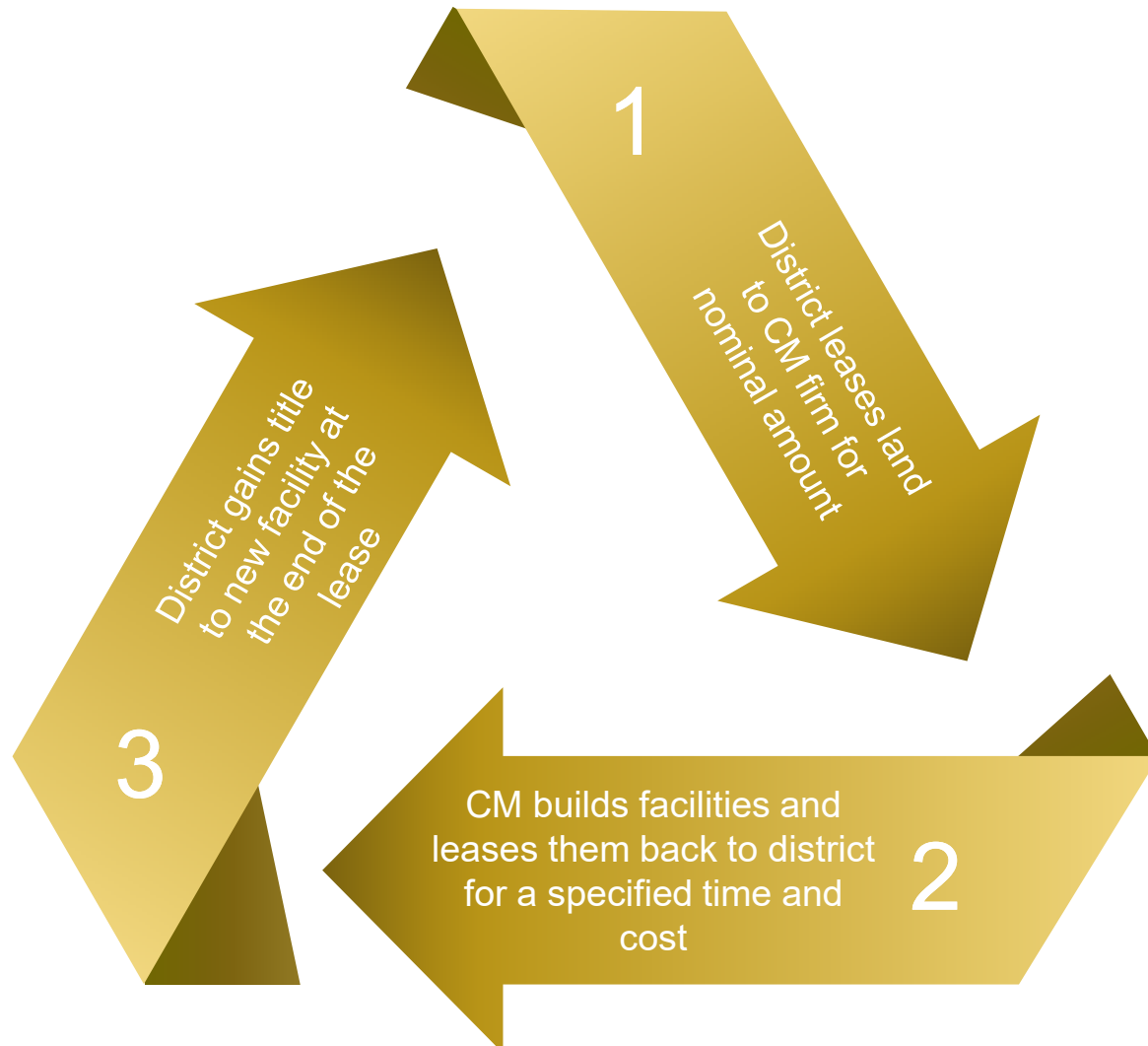
# CM Multi-Prime

## IMPACT ON DISTRICT STAFF



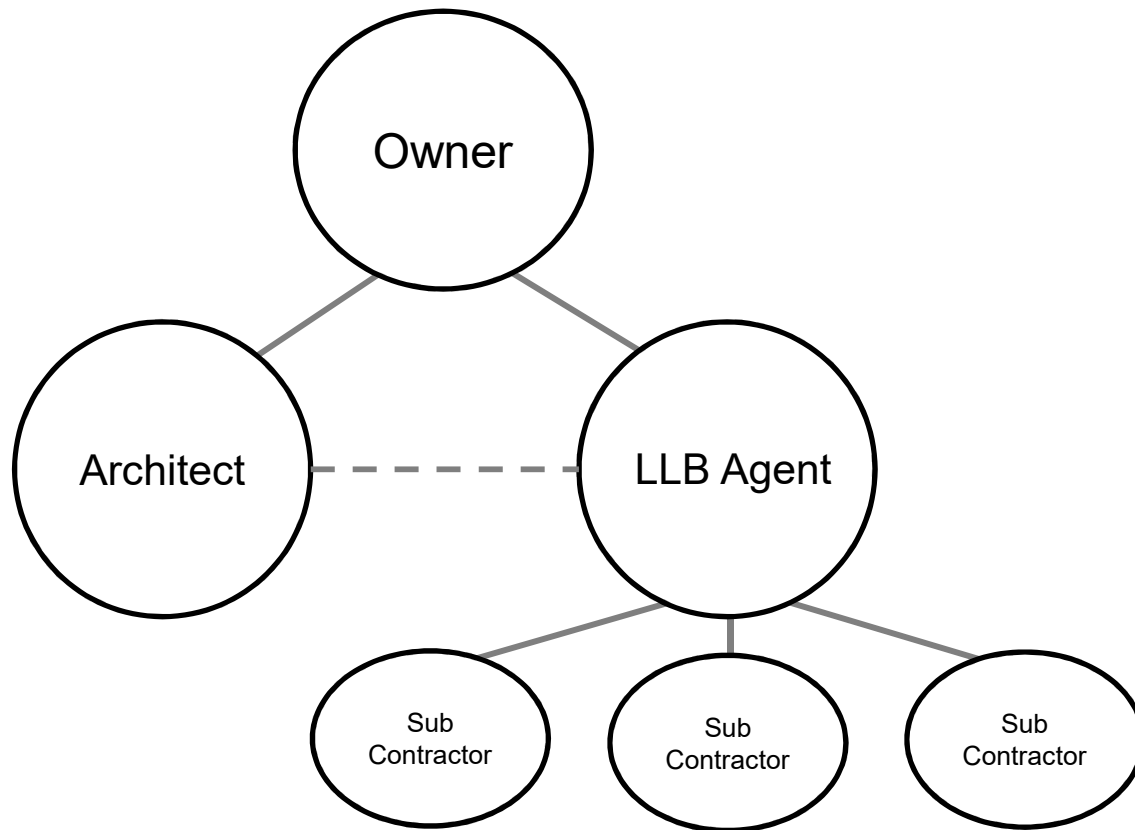
# Lease-Leaseback

Lease-leaseback projects allow Districts, without advertising for bids, to lease property currently owned by the District to any lease leaseback agent for a predetermined lease period, which must exceed the construction duration. Selection is based on a best value selection, combining price and qualifications. After the lease period, the buildings vest to the District. This statutory language requires that the District lease its property to a chosen design/build contractor.



# Lease-Leaseback

## CONTRACT STRUCTURE



## PROS

- › LLB Agent is chosen based on best value
- › LLB Agent provides design assist
- › Subcontractors selectively bid
- › LLB Agent maintains facility during the lease period
- › Subcontractors can be chosen for quality and reliability, rather than for lowest cost

## CONS

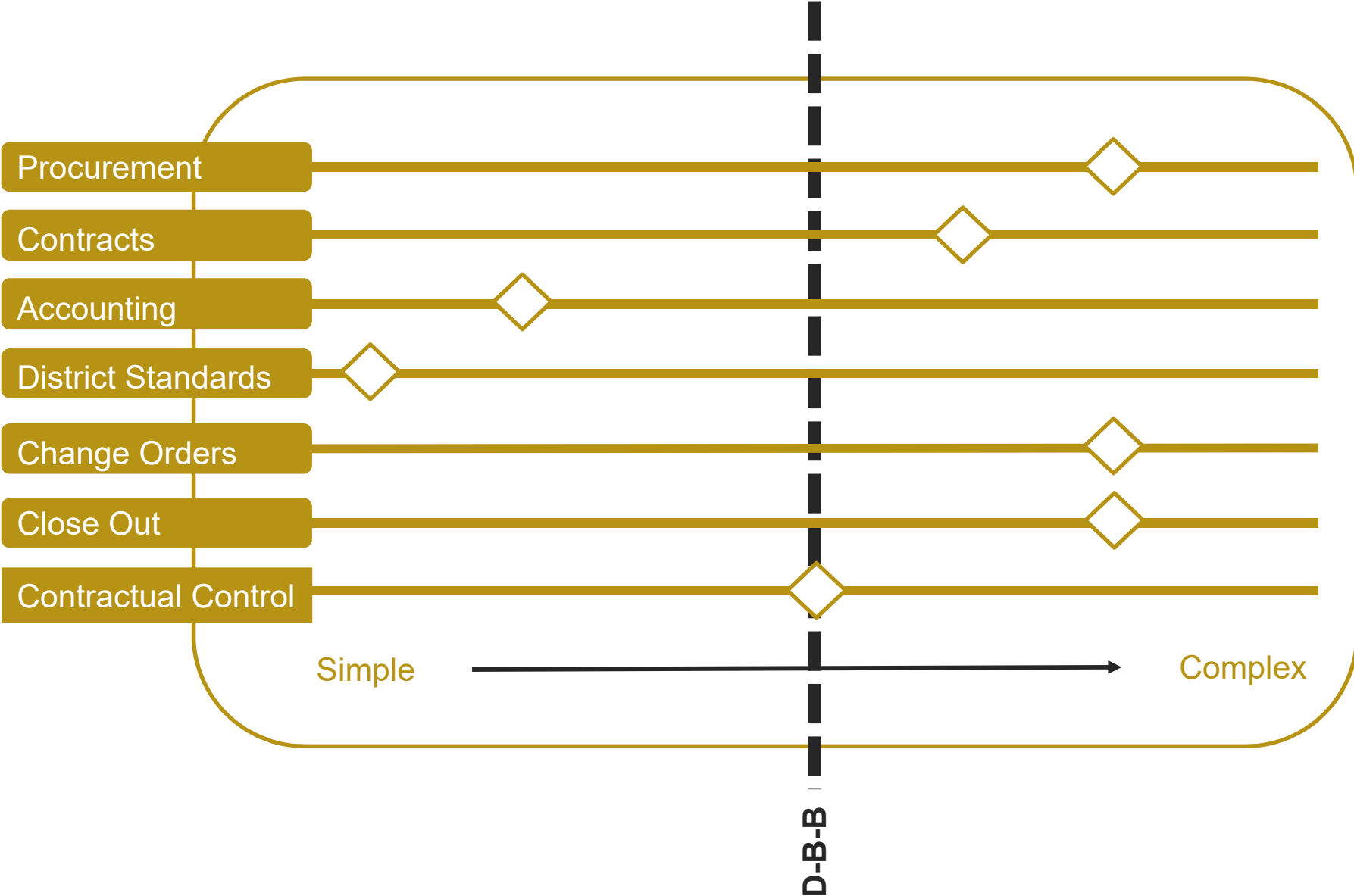
- › Overall cost can be higher
- › Guaranteed Maximum Price (GMP) is negotiated after DSA approval

Size	Small	●	●	●	●	●	●	●	Large
Schedule	Simple	●	●	●	●	●	●	●	Complex
Site	Simple	●	●	●	●	●	●	●	Complex
Quality	Standard	●	●	●	●	●	●	●	Landmark
Control	Low	●	●	●	●	●	●	●	High



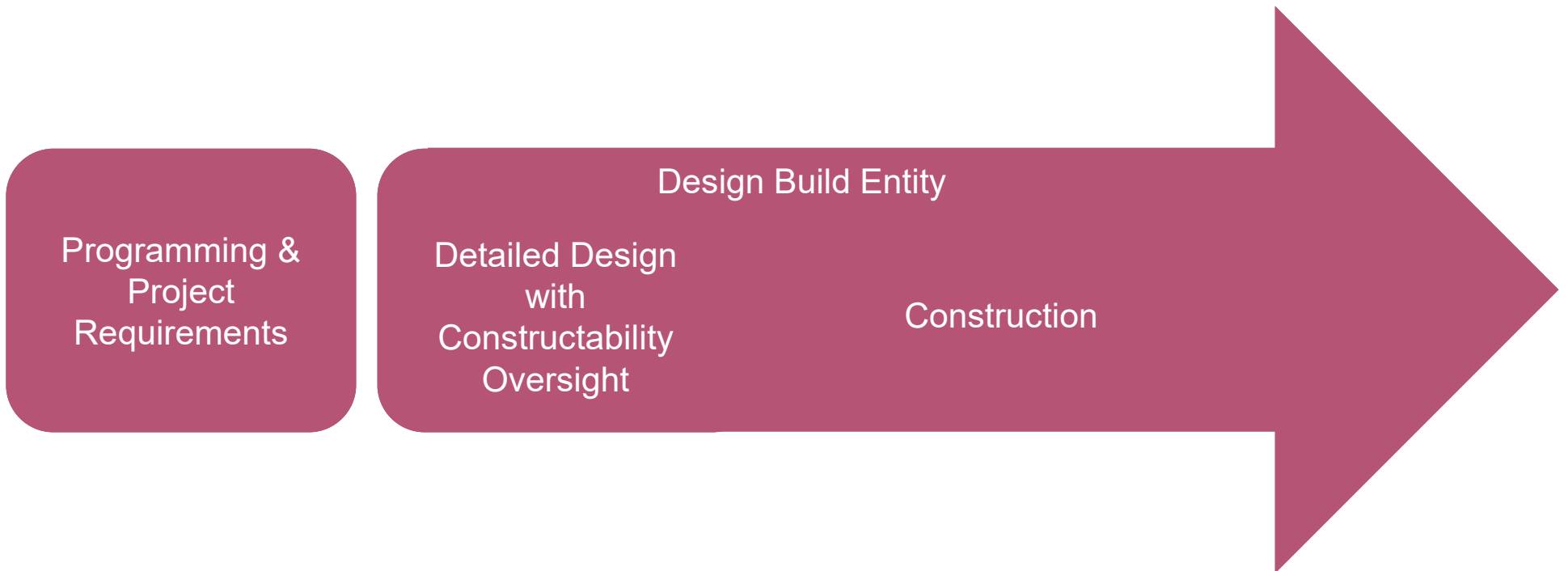
# Lease-Leaseback

## IMPACT ON DISTRICT STAFF



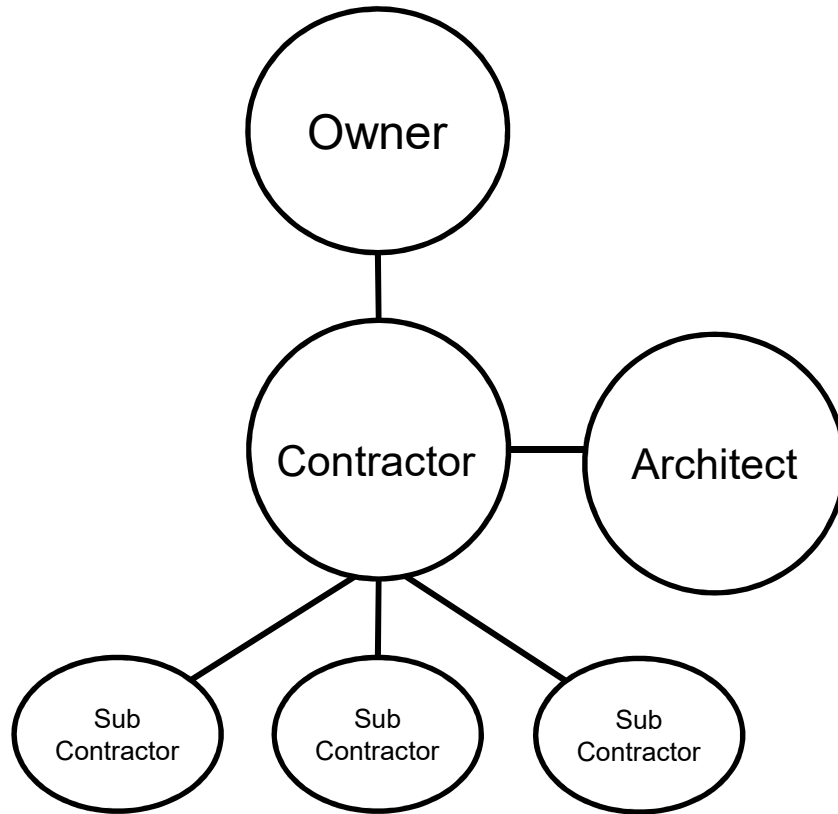
# Design-Build

In a Design-Build project, the contractor and architect form a single entity (DBE) to deliver a complete project based on a conceptual plan provided by the District. This method allows for greater control over the schedule, quality of work, and the efficiency of the project as conflicts between design and construction are significantly reduced. The District holds one contract with the DBE, and the DBE holds all subcontractor contracts.



# Design-Build

## CONTRACT STRUCTURE

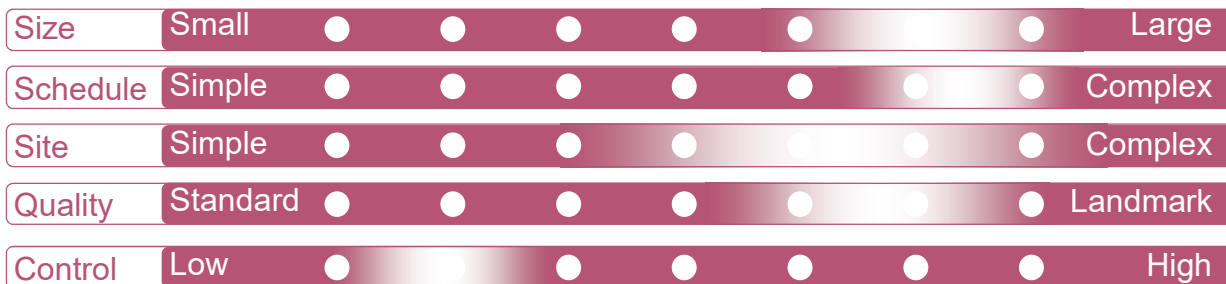


## PROS

- › Design-build entities can be chosen by design competition or chosen by qualifications
- › Guaranteed Maximum Price (GMP) determined prior to construction
- › Risk can be transferred to the design-build entity earlier in design
- › Current legislation requires 60% skilled labor
- › Collaborative relationship between contractor and architect

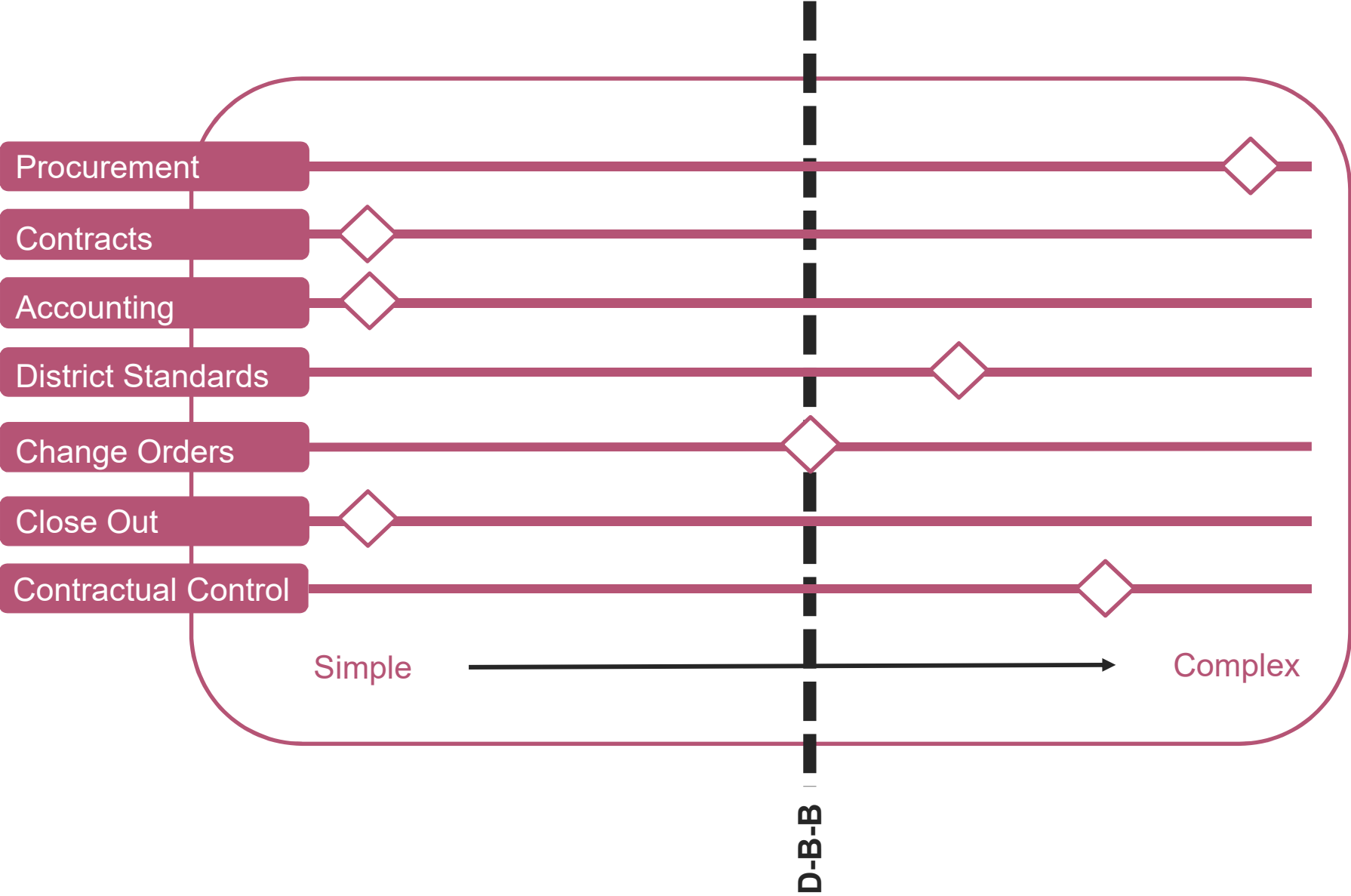
## CONS

- › Complex contractual relationship
- › Architect is hired by the contractor, not the district
- › Some contracts allow the owner less design control



# Design-Build

## IMPACT ON DISTRICT STAFF



# SJECCD Project Delivery Historic Record

## PROJECT LIST BY DELIVERY METHOD

### Design-Bid-Build

- › SJCC Physical Education Building
- › EVC Acacia Phase I & III

### CM Multi-Prime

- › EVC Acacia Phase II
- › EVC Student Services Welcome Center and Second Floor
- › SJCC Library Renovations

### Lease-Leaseback

- › EVC Automotive Technology Building
- › EVC South Campus MS3 Building

### Design-Build

- › District Office Building Tenant Improvements
- › SJCC Multi-Disciplinary & Arts Building
- › Milpitas Campus Extension

# Project Recommendations



# EVC Project Delivery Recommendations

## STUDENT SERVICES BUILDING



	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Control	Recommended Delivery
<b>Student Services</b>	7	7	2	7	7	<b>LLB</b>

# EVC Project Delivery Recommendations

## LANGUAGE ARTS BUILDING



	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Control	Recommended Delivery
<b>Language Arts</b>	6	2	6	4	3	<b>DB</b>



# EVC Project Delivery Recommendations

## STUDENT ACTIVITIES



	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Control	Recommended Delivery
<b>Student Activities</b>	3	2	6	5	7	<b>DBB</b>

# SJCC Project Delivery Recommendations

## MAINTENANCE & OPERATIONS BUILDING



	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Design Control	Recommended Delivery
<b>Maintenance &amp; Operations</b>	2	2	1	3	4	<b>DBB</b>

# SJCC Project Delivery Recommendations

## CAREER EDUCATION COMPLEX (NEW BUILD + 200 RENO)



	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Design Control	Recommended Delivery
<b>CE Complex</b>	7	5	4	7	6	<b>DB</b>

# Project Delivery Recommendations

## EVERGREEN VALLEY COLLEGE

	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Design Control	Recommended Delivery
<b>Student Services</b>	7	7	2	7	7	<b>LLB</b>
<b>Language Arts</b>	6	2	6	4	3	<b>DB</b>
<b>Student Activities</b>	3	2	6	5	7	<b>DBB</b>

## SAN JOSE CITY COLLEGE

	Project Size	Schedule Complexity	Site Logistics	Quality Expectations	Design Control	Recommended Delivery
<b>Maintenance &amp; Operations</b>	2	2	1	3	4	<b>DBB</b>
<b>Career Education</b>	7	5	4	7	6	<b>DB</b>

*\*All criteria rated on a scale from 0-7 with 0 being smallest magnitude, 7 being largest magnitude.*