CMAA Owners Group
Construction Delivery Methods

January 25, 2017
Today’s Agenda

• Welcome
• Participants Introduce Themselves
• Goals for the Year
  • Mission Statement
  • Upcoming Events
• CMAA Membership
• CCM Certification
• Break for lunch
• Alternative Project Delivery Methods Panel
• Q & A
• Survey
• Raffle Prizes
• Next Meeting
• Adjourn
CMAA Owners’ Committee Mission Statement

The Mission of the Southern California CMAA Owner’s Committee is to provide forums, events, and trainings in which an environment of collaboration and forward thinking ideas amongst industry owner construction professionals can take place to help facilitate delivery of better quality and added value to construction projects.
The California State University

THE 23 OUTSTANDING CAMPUSES OF THE CSU

- Humboldt
- Chico
- Sonoma Maritime
- San Francisco East Bay
- San José Monterey Bay
- San Luis Obispo
- Channel Islands
- Los Angeles Dominguez Hills
- Long Beach
- Pomona
- San Marcos
- San Diego
- Bakersfield Northridge
- San Bernardino Fullerton
- Sacramento Stanislaus Fresno
# $1.5 Billion Capital Program

## 2017/18

### 2017-2018 Capital Outlay Program

Cost Estimates are based on Engineering News Record California Construction Cost Index 2355 and Equipment Price index 3250.

#### ACADEMIC PROJECTS PRIORITY LIST

<table>
<thead>
<tr>
<th>Priority Code</th>
<th>Campus</th>
<th>Project Title</th>
<th>FTE</th>
<th>Phases</th>
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### Total Academic Projects

Grand Total Academic and Self-Support Projects

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### SELF-SUPPORT / OTHER PROJECTS

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### Total Self-Support / Other Projects

Grand Total Academic and Self-Support Projects

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* SEM-AP*: Self-Selected Academic Project
* SM-AP*: Self-Selected Academic Project
* Total Budget*: Total budget for the academic projects
* Cumulative SEM-AP*: Cumulative self-selected academic projects
* Cumulative Total Budget*: Cumulative total budget for academic projects

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*This project is dependent upon state and/or state funding.
Selecting the Construction Delivery Approach

Why this matters

CM@ Risk
JOC TOCA
Collaborative Design Build
Design Bid Award
Design Build
Delivery Methods

• Design-Bid-Build
• Construction Manager at Risk (CM@Risk)
• Task Order Construction Agreement (TOCA)
• Job Order Contracting (JOC)
• Design-Build
• Collaborative Design-Build
Design-Bid-Build

- Most Traditional Method / Linear Approach
- Owner contracts with A/E team for design
- Owner bids work out to Construction Contractor
  - Lowest bid is awarded a contract
  - More potential for
    - Coordination problems
    - Errors and Omissions
    - Delays
    - Claims & Litigation
- Alternative to issues created above is to consider prequalifying prior to job-walk.
CSU Design-Build Authority

• The following CSU delivery methods fall into this category under PCC:
  • Design-Build;
  • Construction Manager (CM) at Risk;
  • Collaborative Design-Build; and
  • Task Order Construction Agreements.
Design-Build Authority cont’d
PCC 10708 in effect says:

• Contractor may provide all or significant portions of design services and construction of a project.
• Contractor designs project pursuant to a scope of services set forth in a request for proposal, builds the project, and presents completed project to the trustees for approval and acceptance.
• Competitive bidding process employs selection criteria in addition to cost.
Best Value Processes

- **D/B, CM@R, CDB, & TOCA** are all done under Best Value delivery.
- All allow RFQ / RFP process to select contractors based on technical points and fees.
- All allow significant efforts during preconstruction phase (from schematics through construction documents).
Preconstruction Services

• Confirm Code Compliance
• Risk Assessment
• Interdisciplinary Design Coordination
• Constructability Reviews
• Trade Prequalification
• Trade D/B and D/A integration
• Early Trade Shop Drawing Submittals
• Building System Coordination / BIM
• Water Intrusion Prevention
• Value Engineering / Management
Construction Manager @ Risk

- Owner establishes program and soft criteria
- Select Architect based on qualifications (fees are set)
- Select CM based on qualifications and fees
- Separate design services contracts with CM and A/E for design (SD, DD, CD) and bidding. GMP from CM.
- Construction contract / Contractor 2% Contingency
- Direct cost is based on subcontractor bids
Task Order Construction Agreement (TOCA)

• A model to deliver small multiple projects under one contract
• RFQ / RFP Process
• Master Enabling Agreement (MEA)/ Task Order
• Construction Manager (CM) or Design-Build (DB)
• Projects up to $5-7 Million
• Contract NTE $10 Million / year
• One or Two Year MEA Contract
• Small Project Versions developed for projects under $750,000
Job Order Contracting (JOC)

- Competitively bid on an annual basis
- Indefinite Quantity Contract
- JO Tasks max out at the Minor Cap level of $634K
  - Project cost includes design costs in addition to construction.
- Overall Contracts typically go from $1M up to $3M
- Misc. Construction Tasks
  - Modernizations, Alterations, Maintenance, Rehabilitation, Infrastructure, etc.
- Contracts shall be awarded to the lowest responsible bidder and based on specifications for "typical work."
Job Order Contracting (con’t)

• A campus may award multiple JOCs as long as the amount and term of each JOC complies with the limits set forth in Public Contract Code Section 10710.
Job Order Contracting (con’t)

- CPDC now has three types of JOCs in place for Systemwide use:
  - Immediate Response (Southern, Northern)
  - Regional (Northern, Southern, Central)
  - Regional Specialty (Northern, Southern, Central)
    - Paving
    - Roofing
    - Painting (discontinued for 2016)
    - Haz Mat. (added in 2016)
Design-Build

• Owner establishes hard Project Criteria and program
• RFQ / RFP
• Award a Design-Build Contract
• Complete design and construct
Collaborative Design/Build

• Hybrid of CMAR & DB processes
• Owner establishes project criteria (same as CMAR)
• A/E and CM team are selected on qualifications and fees to design and manage construction
• Design contract for SD, DD and GMP (GMP is early)
• Design-Build process modified (Bifurcated Contract)
• DB contract for CD and construction
• Direct cost is based on subcontractor competitive bids (same as CMAR, different than DB)
• Contingency- 5% of direct construction budget (part of 2nd contract)/Contractor retains 30% of unused $
Port of Long Beach
On-Call Construction Contracts

On-Call Paving
On-Call Recycling
On-Call Waterborne
On-Call Fencing

On-Call Equipment
On-Call Rock Dike Repairs
On-Call Wet Utilities
On-Call Construction Contracts

- Two years duration
- Both unit price and time & material are bid on competitively
- Contract quantities (for bidding purposes) are based on estimated usage from historical experience
- Typical range of contract amounts
  - $1.1 million to $6.5 million
- City does not warrant that any bid item will be used
- City has the right to use any amount (or zero amount) of any bid item.
- Nature of work
  - Smaller
  - Repetitive
- Quick response, some can be used for emergency work
- Pre-qualification, not used but specific experience requirements are to be submitted with bid.
<table>
<thead>
<tr>
<th>On-Call Construction Contracts</th>
<th>* Nominal Contract Value</th>
<th>No. of Bid Items</th>
<th>Type of Bid Items</th>
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<tbody>
<tr>
<td>On-Call Paving</td>
<td>$4,488,350</td>
<td>105</td>
<td>Unit Price – Paving Per Hour – Crews</td>
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<tr>
<td>On-Call Recycling</td>
<td>$3,122,222</td>
<td>21</td>
<td>Unit Price - Tons of CMB Per Hour – Equipment, Labor</td>
</tr>
<tr>
<td>On-Call Waterborne</td>
<td>$5,576,920</td>
<td>28</td>
<td>Per Hour, Day – Equipment Each – Mob/De-mob</td>
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<tr>
<td>On-Call Fencing</td>
<td>$1,127,453</td>
<td>30</td>
<td>Unit Price – LF of fence Each – Gates, Posts Per Hour – Labor</td>
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<tr>
<td>On-Call Equipment</td>
<td>$2,927,090</td>
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<td>Per Hour, Day – Equipment Each – Mob/De-mob</td>
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<tr>
<td>On-Call Rock Dike Repairs</td>
<td>$6,499,200</td>
<td>32</td>
<td>Unit Price – Rock Per Ton Per Hour – Equipment</td>
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<tr>
<td>On-Call Wet Utilities</td>
<td>$4,185,294</td>
<td>258</td>
<td>Per Hour, Day – Equipment, Labor Unit Price – Pipe, CCTV, Valves</td>
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* Includes allowances up to $200,000 total for work not covered in bid items.
# On-Call Construction Contracts

<table>
<thead>
<tr>
<th>On-Call Construction Contracts</th>
<th>Specified Experience Requirements</th>
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<tbody>
<tr>
<td>On-Call Paving</td>
<td>Minimum 2 recent projects with scope including procurement and installation of at least 5,000 tons of asphalt paving</td>
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<tr>
<td>On-Call Recycling</td>
<td>Minimum $1 million recent recycle contract&lt;br&gt;2 public works projects completed</td>
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<tr>
<td>On-Call Waterborne</td>
<td>3 recent projects providing equipment –at least $1 million each&lt;br&gt;2 public works projects completed</td>
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<tr>
<td>On-Call Fencing</td>
<td>3 recent projects at least $50,000 each&lt;br&gt;2 public works projects completed</td>
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<tr>
<td>On-Call Equipment</td>
<td>Minimum 2 equipment rental contracts –at least $100,000 each&lt;br&gt;2 public works projects completed</td>
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<tr>
<td>On-Call Rock Dike Repairs</td>
<td>3 recent projects completed including placing of rock in dikes, placing grout</td>
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</tbody>
</table>
| On-Call Wet Utilities                  | 3 recent projects completed for $200,000 each
Questions???
Thank You

Owner’s Committee