Construction Manager/General Contractor

Joint Engineering Division Meeting

January 22, 2015

California Department of Transportation
Traditional Project Delivery

- Design-Bid-Build (DBB)
- Design must be complete
- Awarded to the lowest responsible bidder
Construction Manager / General Contractor (CMGC)

A delivery method that allows an owner to engage a construction manager to provide input during the design process. At an agreed upon point, the owner and construction manager negotiate a price for construction of the project and the construction manager becomes the general contractor.
What is CMGC?

Two-Phase Contract

PRE-CONSTRUCTION
- Construction
- Manager

CONSTRUCTION
- General
- Contractor

Professional Services
- Cost Estimating
- Subcontracting Plan
- Scheduling
- Material Procurement
- Utility Coordination
- Construction Phasing
- Constructability Review
- Risk Analysis
- Quantity Verification
- Third Party Negotiation

Price Agreement
Why Use CMGC?

- Faster Delivery
- Cost Certainty
- Constructability
- Risk Mitigation
- Innovation
CMGC Authority

- Assembly Bill 2498 (Gordon)
  - Signed September 2012
  - Added Section 6820 et seq. to Public Contract Code
  - Authorizes up to 6 projects by Caltrans
  - Must be administered by Caltrans
  - 5 projects greater than $10 million
  - Effective January 1, 2013
  - No sunset date
Projects

Projects in Procurement
- SBd 58 – Convert to 4-lane Freeway $158 million
- SBd 215 – Reconstruct Barton Road Interchange $79 million

Awarded Projects
- Fre 99 – Freeway realignment for High Speed Rail $111 million
- Mpa 140 – Ferguson Slide Restoration $52 million
- SF/Ala 80 – SFOBB Foundation Removal $86 million
- SD 5 – Improve I-5, Rail, and Transit $606 million
Questions?
Design-Build

- Design-Build (DB)
- Design & construction of a project is awarded to a single entity.
- Awarded to either lowest responsible proposer or best value proposer.
Useful Links

Alternative Procurement Guide:

NCHRP Synthesis 402: Construction Manager-at-Risk Project Delivery for Highway Programs

CMGC Pilot Program website:
http://www.dot.ca.gov/hq/oppd/cmgc/