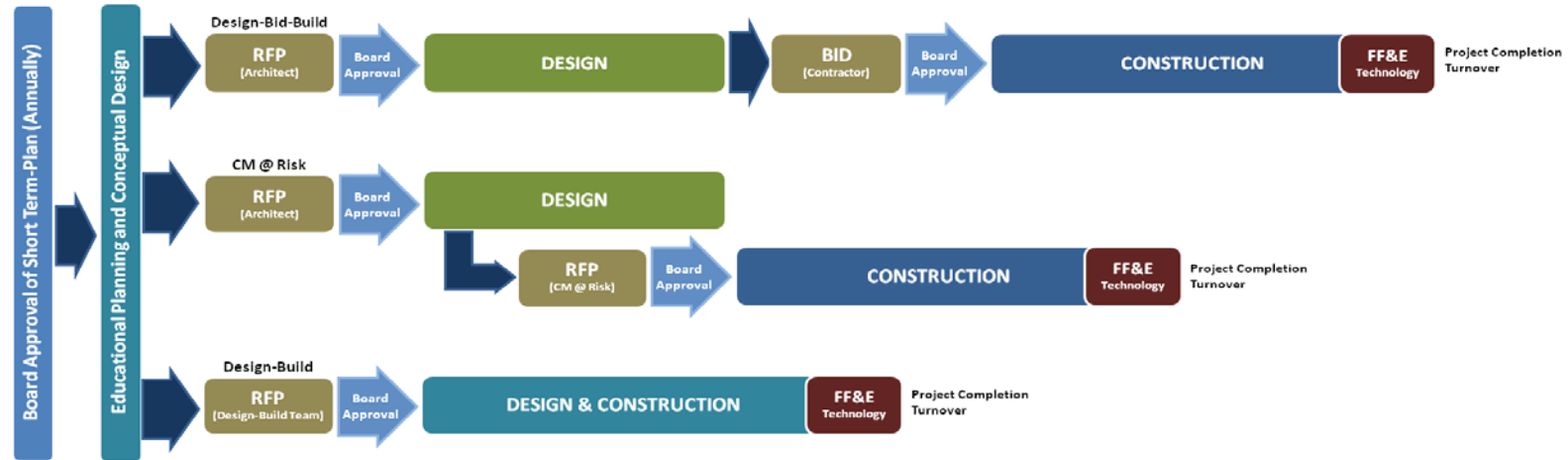


Long-term Plan Proposed Project Delivery & Contracting Methodology



Design-Bid-Build

Advantages:

- Familiar delivery method.
- Simple process for all involved.
- Fully defined project scope for both design and construction.
- Both design team and contractor accountable to the District.
- Typically results in most competitive initial price.

Disadvantages:

- Linear process with longer schedule duration than other methods.
- Re-design may be required if project is bid over budget.
- Quality of contractors and subcontractors is questionable.
- Adversarial relationship between all parties – NO TEAM.
- No input from contractor during design.
- Design issues = contractor change orders.

Construction Manager at Risk

Advantages:

- Selection of contractor based upon qualifications, experience and const. team.
- Contractor provides design phase assistance in budget and planning.
- District can ensure quality of subcontractors.
- Both design team and contractor accountable to the District.
- Faster delivery schedule than traditional Design-Bid-Build.
- Promotes teamwork between all parties.
- Theoretically, reduces potential contractor claims.

Disadvantages:

- Longer schedule duration than Design-Build method.
- Unable to verify if project is at the most competitive price.

Design-Build

Advantages:

- Faster delivery schedule than traditional Design-Bid-Build and CM @ Risk.
- Single point of responsibility for design and construction.
- Selection of DB firm based upon qualifications, experience and DB team.
- Contractor provides design phase assistance in budget and planning.
- Project cost determined at planning stage.
- Theoretically, no potential DB firm claims (errors and omissions).

Disadvantages:

- No check and balance between architect and contractor.
- Additional oversight by District to ensure scope and quality.
- Increased speed and fewer reviews increase potential for mistakes.
- Unable to verify if project is at the most competitive price.