

RAYTOWN
QUALITY
SCHOOLS
Expect the Exceptional

Construction Delivery Methods

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hollis + miller
architects





There are many methods to get your School District projects constructed.

Two most common methods:
General Contractor (GC)
Construction Management (CM)





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Construction Management
"Agency"

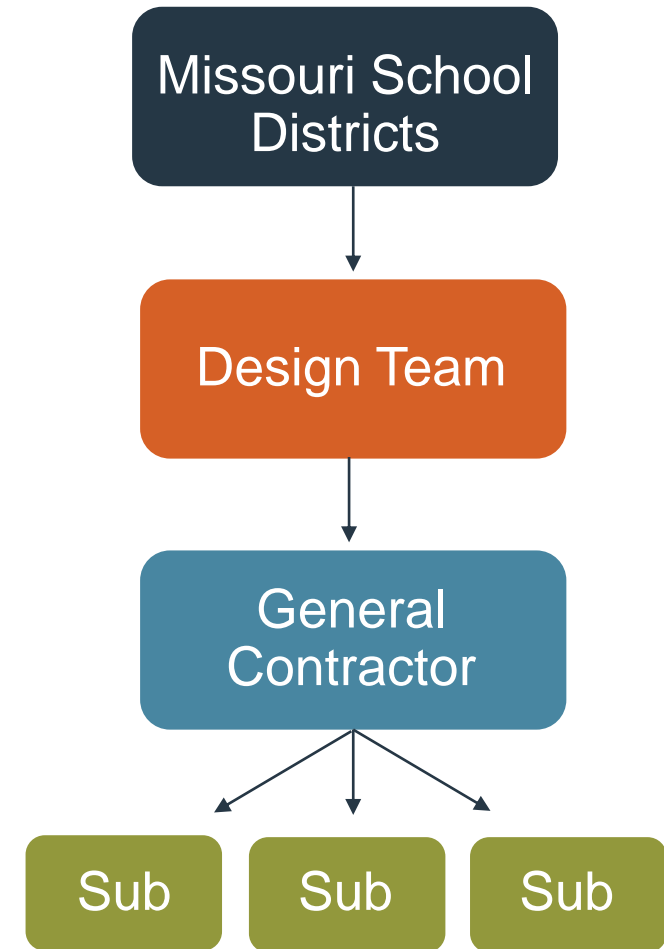


Construction Management
"At-Risk"



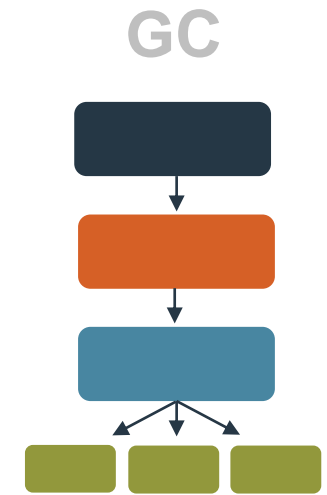
COMPETITIVELY BID – Hard Bid GENERAL CONTRACTOR

- Bid direct from General Contractors
- Most popular method historically



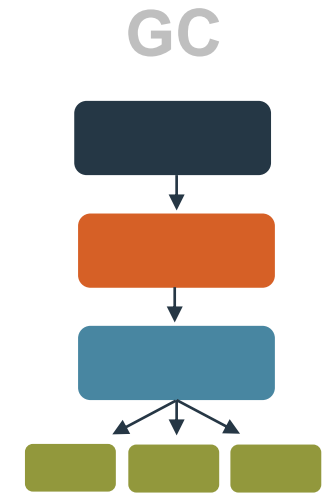
ADVANTAGES +

- Generally lower cost per square foot
- Less monthly paperwork for the district
- Single point construction responsibility
- Allows more local GC's to bid work



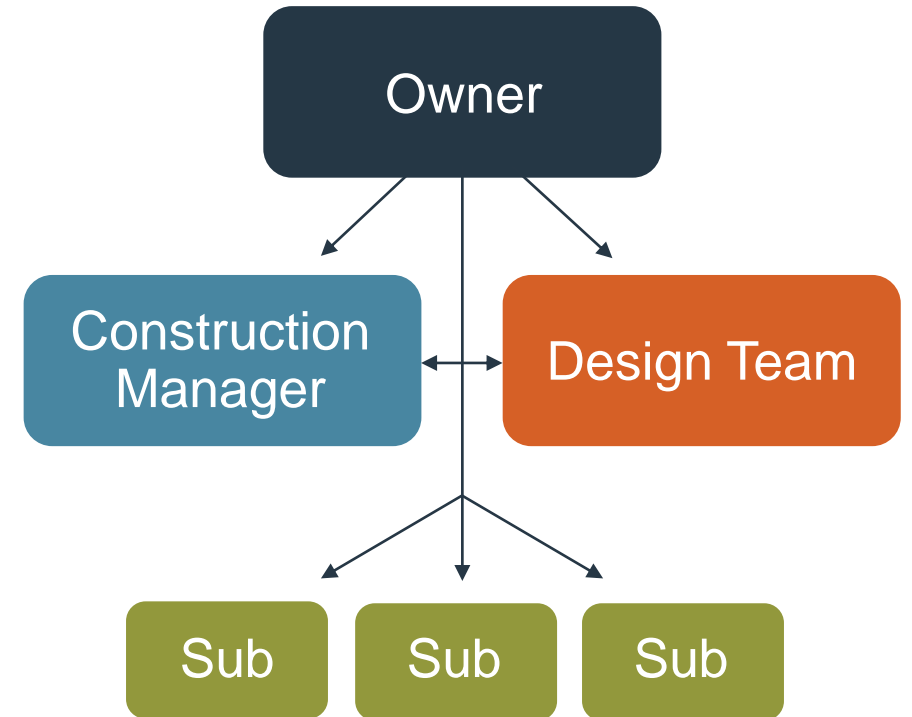
DISADVANTAGES X

- Slower response on follow up items
- More site observation required
- Difficult to control who bids work
- Subcontractors can be difficult



CONSTRUCTION MANAGEMENT - CMA “AGENCY”

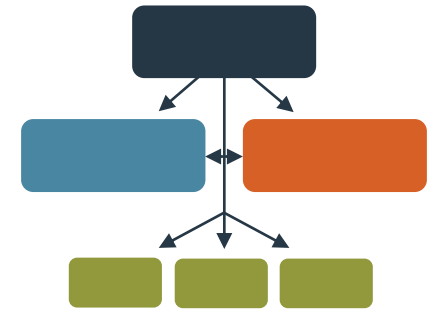
- District hires CM prior to design/bid
- CM cannot self-perform work



ADVANTAGES +

- Qualification-based selection
- CM is a member of the Owner Team
- Bid packages allow for more local participation
- Generally better on follow-up issues
- Can allow “fast-tracking” delivery

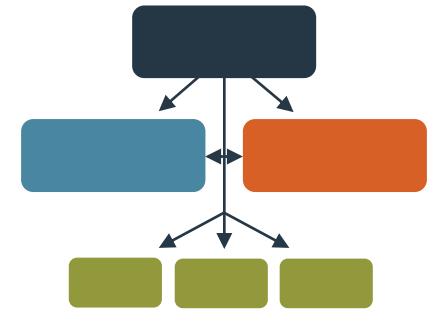
CM-AGENCY



DISADVANTAGES ✖

- Possible higher construction costs
- Increased fiscal responsibilities
- Large number of construction contracts (CM cannot self-perform work)
- Potential “Scope Gaps”
- CM may not really be a Construction Manager

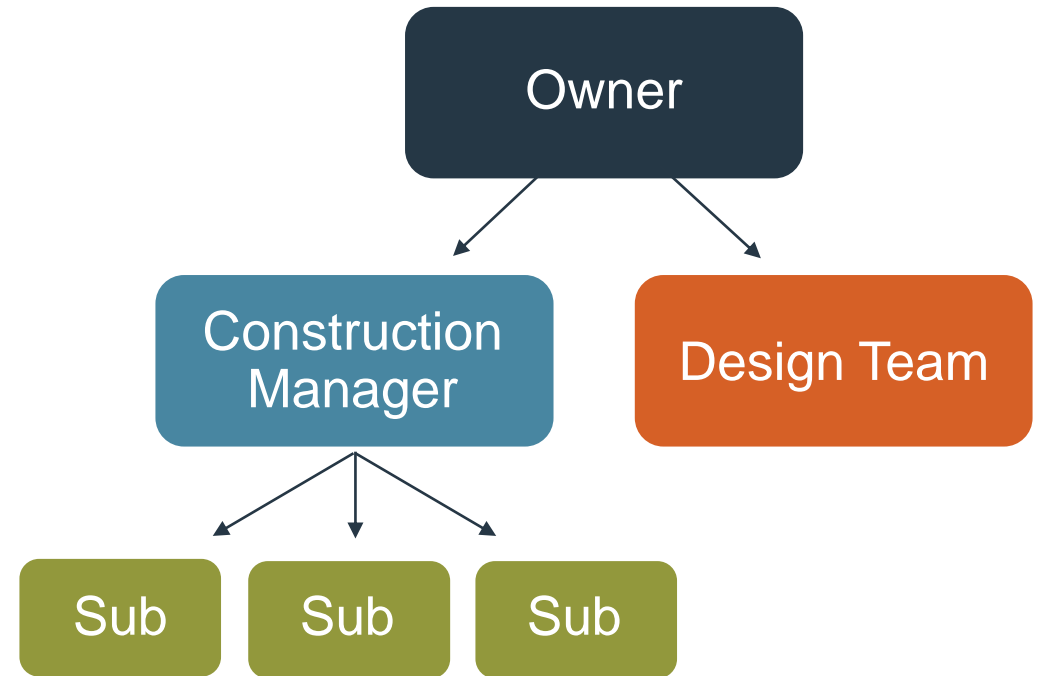
CM-AGENCY



CONSTRUCTION MANAGEMENT

“AT RISK” - CMAR

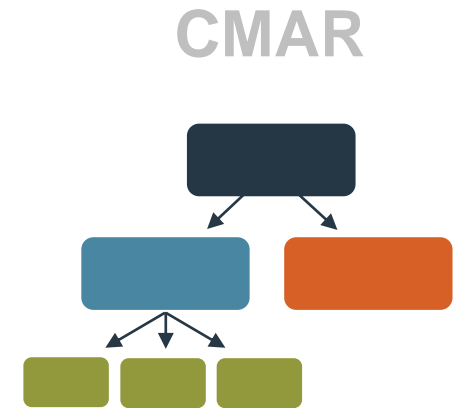
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ADVANTAGES +

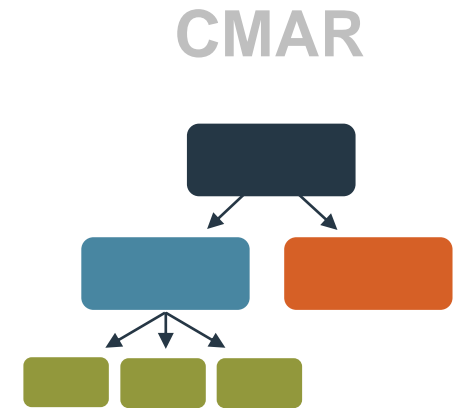
- Qualification-based selection
- Early and frequent cost input from CM
- CM is a member of the Owner Team
- Generally fewer change orders
- Less financial risk for the district
- Value engineering early in the process





DISADVANTAGES X

- Possible higher construction costs
- CM / AE roles must be well defined early in the project
- Owner involvement is crucial
- Timing of GMP (Guaranteed Maximum Price)



ARCHITECTS ROLE

No matter the method, the architect's services should not change

- Implement a proven process
- Maintain project budgets
- Produce quality documents
- Assure quality construction/installation



OWNERS ROLE

- Maintain lines of communication through architect
- Communicate concerns immediately
- Notify architect of changes in budget, schedule or needs





OVERALL COMPARISON

	GC	CMA	CMAR
Qualifications based selection	X	✓	✓
Provides preconstruction services	X	✓	✓
Owner holds one construction contract	✓	X	✓
Single source responsibility	✓	X	✓
Allows for phased "Fast Tracking"	X	✓	✓
Checks + Balances project approach	X	✓	✓
Earliest known project pricing	X	✓	✓
Subcontractor review process	X	✓	✓
Single source for project bonding	✓	X	✓
Stretches dollars	✓	✓✓	✓✓✓





Q & A



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