

A black and white photograph of a modern municipal building with a prominent gabled roof and circular architectural details. A yellow banner is overlaid on the center of the image.

OAK PARK MUNICIPAL CAMPUS

Construction Delivery Methods

INTRODUCTION

The following slides provide an overview of different construction delivery methods for consideration for the first phase of Oak Park Municipal Campus project, which consists of the relocation of the Police Department to the 11 Madison Street site. The report summarizes the characteristics, advantages, and considerations associated with each delivery method and evaluates their applicability to the project's goals, schedule, budget, and risk management objectives.

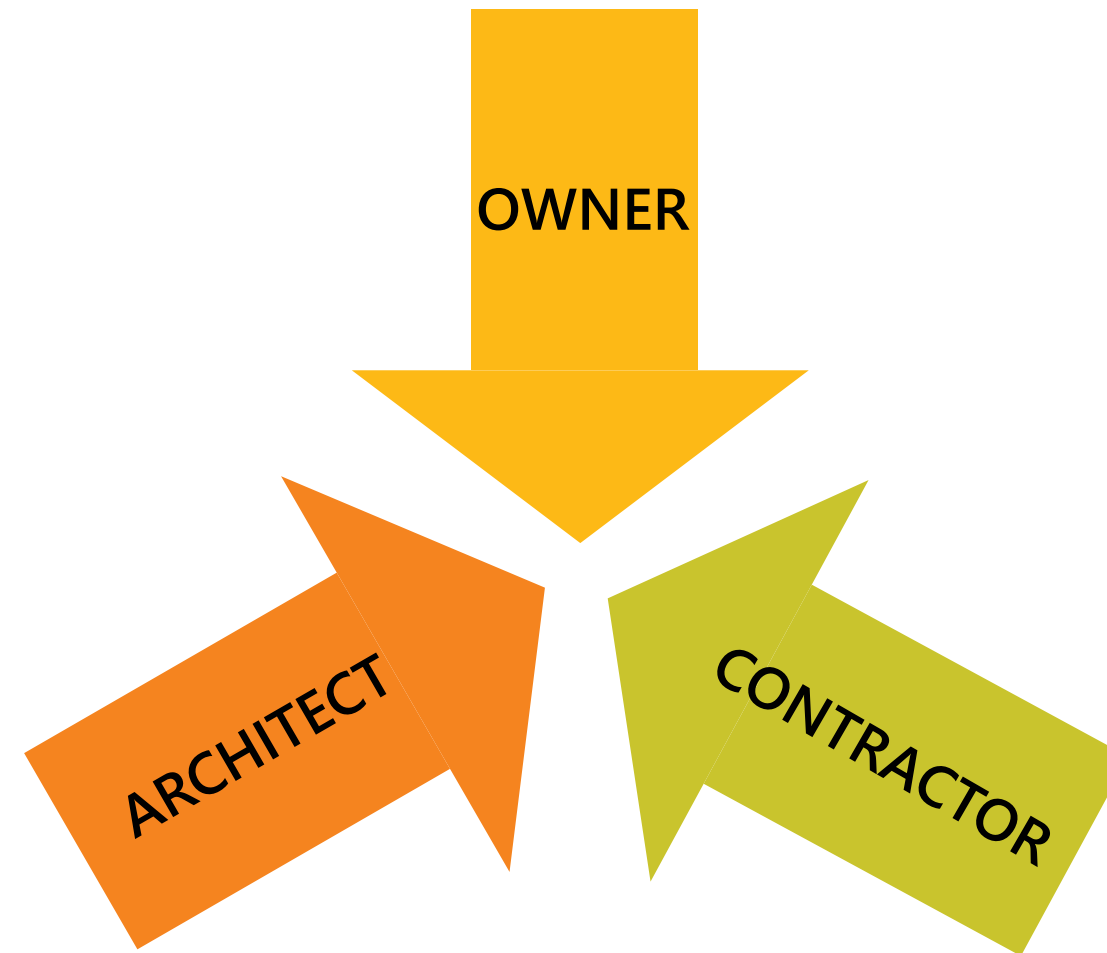
As the project advances into the next stage of design, selection of a construction delivery method is necessary to establish the project procurement strategy and inform future project planning efforts. The chosen approach will influence the allocation of responsibilities among the Village, design team, and contractor, as well as impact project cost control, schedule certainty, and opportunities for collaboration throughout design and construction.

Based on the project's complexity, the design team recommends the Construction Manager at Risk (CMAR) delivery method. The new Police Department facility includes specialized program requirements, complex building systems, security considerations, and a multi-level parking structure, all of which would benefit from early contractor involvement during the design process.

The following summary of construction methods is intended to support Village Board discussion and provide the information necessary to confirm a preferred construction delivery method for the first phase of the Oak Park Municipal Campus.

Three-Legged Stool of Project Delivery

- Establish the legal relationship between 3 entities
- Time, quality, money



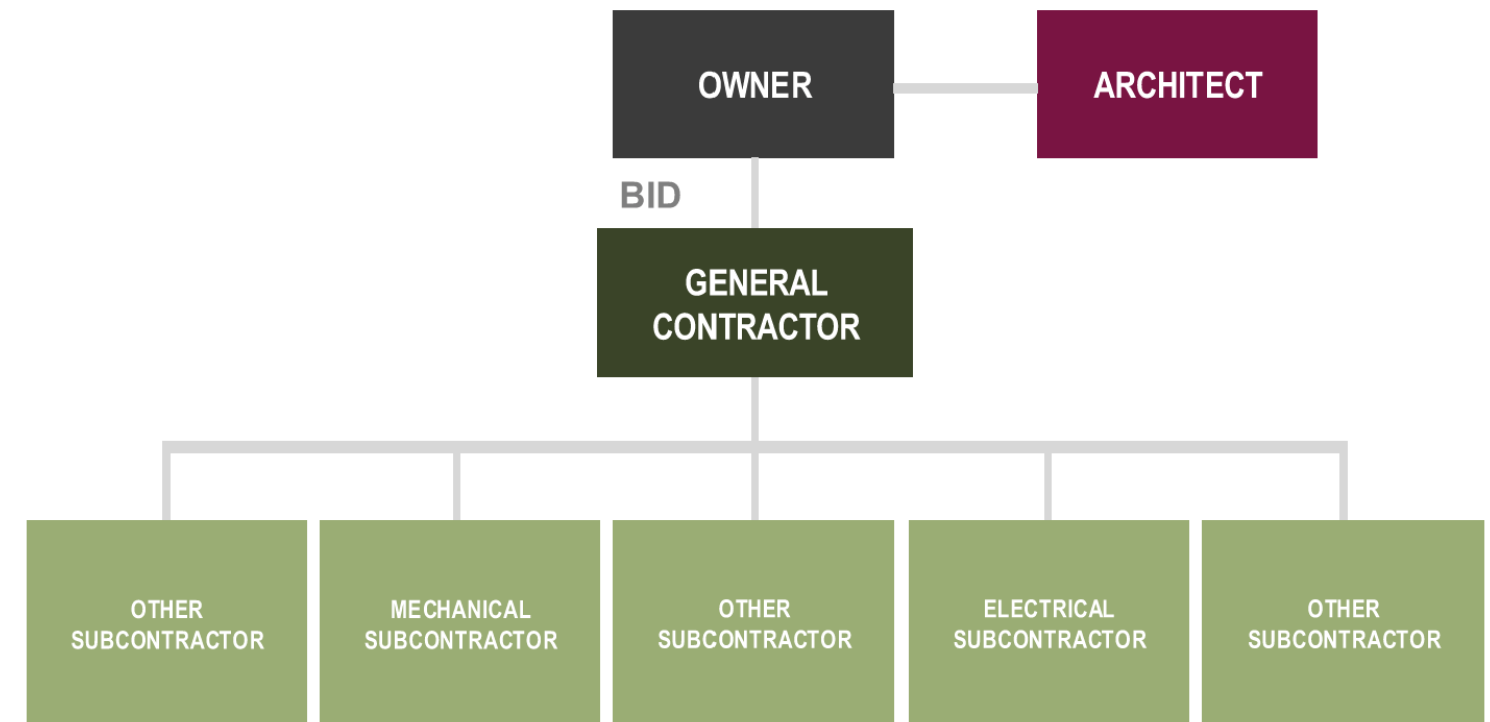
DESIGN-BID-BUILD

DEFINING CHARACTERISTICS:

- Three sequential phases: Design, Bid, and Build
- Owner contracts with separate entities for the design and construction of a project
- Well-established and broadly documented roles

TYPICAL CHARACTERISTICS:

- Contract documents are typically completed in a single package before construction begins which requires construction related decisions in advance of actual construction
- Complete Design and Details agreed to by all parties before construction begins
- No contractor input during design phase



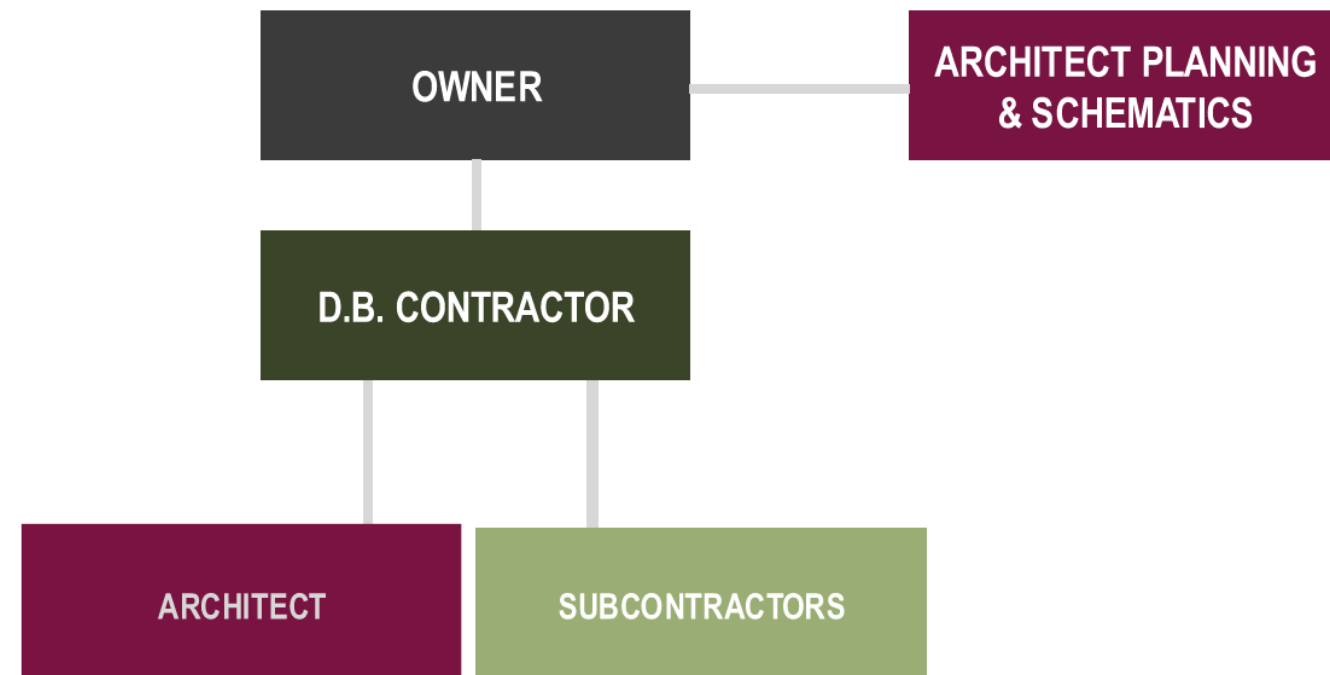
DESIGN-BUILD

DEFINING CHARACTERISTICS:

- Selection made based on value
- Architect and Contractor work together to meet Owner criteria
- One point of contact for design and construction
- Design-build team provides a Guaranteed Maximum Price (GMP) during the design phase

TYPICAL CHARACTERISTICS:

- Collaborative Team Effort
- Preconstruction Services
- Fast-Track & Overlap Design & Construction are possible
- Designer and Contractor are on the same team
- Quick to construction after design



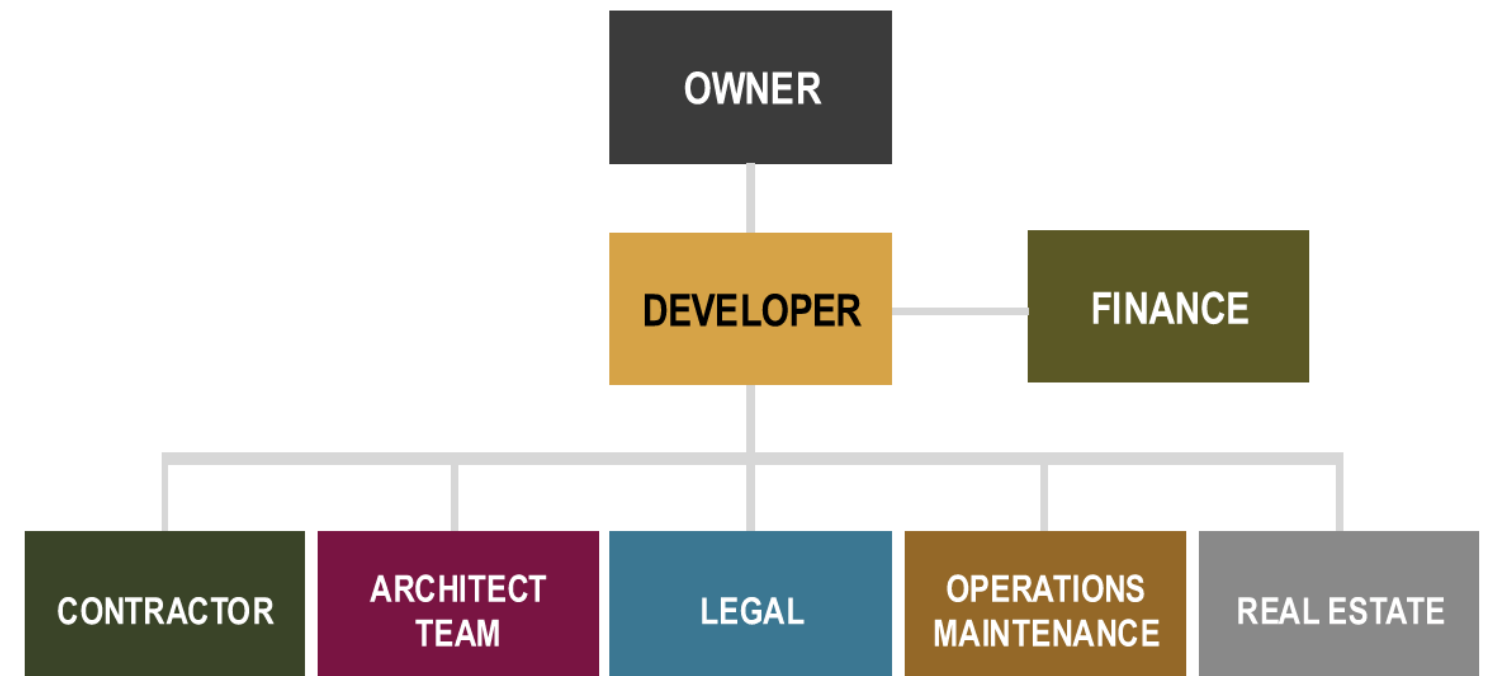
PUBLIC/PRIVATE PARTNERSHIP (P3)

DEFINING CHARACTERISTICS:

- Design-build-finance-maintain (DBFM)
- Lease-leaseback
- Public-private mixed-use development of public property
- Public Owner pays periodic payments under a long-term agreement to the private sector partner “developer”
- Financial, technical, legal aspects

TYPICAL CHARACTERISTICS:

- Early integration of maintenance considerations into the design-build process
- Focuses on lifecycle cost rather than first initial cost
- Fast-Track & Overlap Design & Construction are possible
- Designer and Contractor are on the same team
- Quick to construction after design



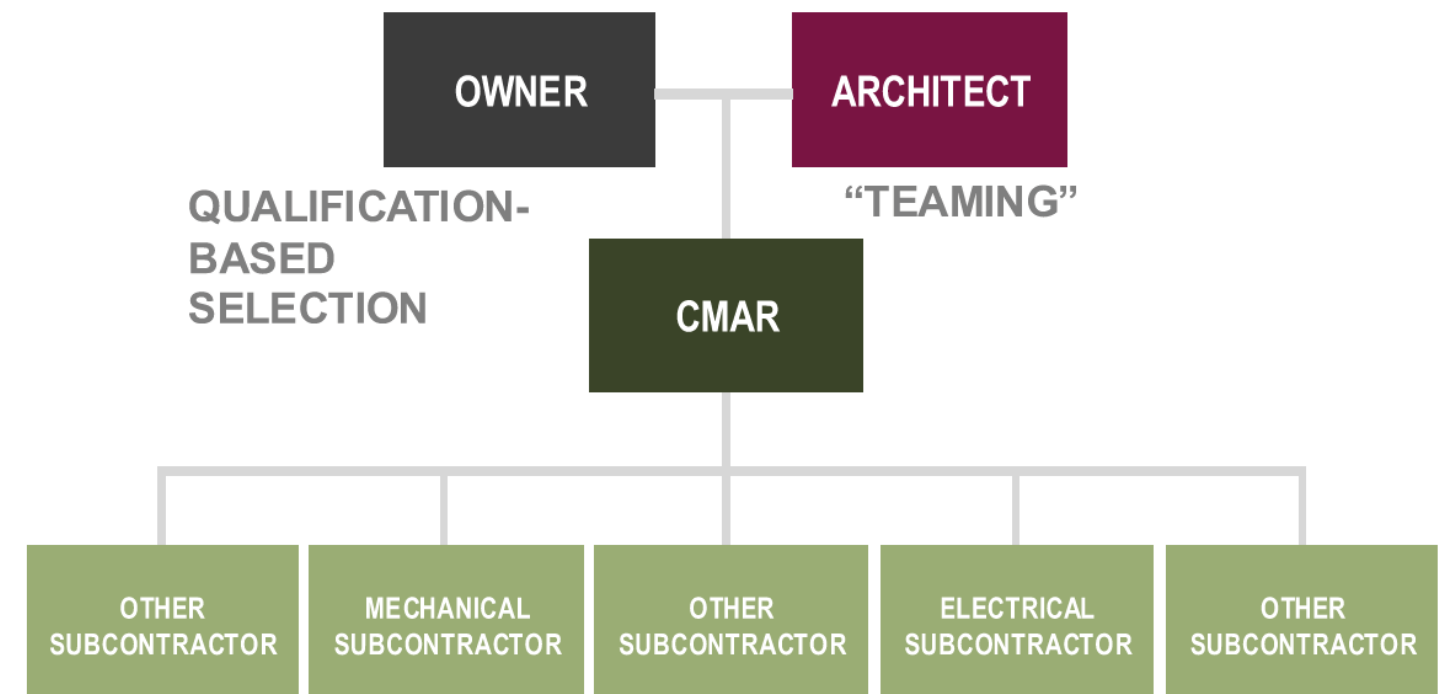
CONSTRUCTION MANAGER AT RISK (CMAR)

DEFINING CHARACTERISTICS:

- Selection made early in design phase
- Selection Based upon Qualifications
- Pre-Construction and Construction Phase services available
- CMAR Holds all Trade Contracts and assumes project performance risk
- CM provides a Guaranteed Maximum Price (GMP) during the design phase

TYPICAL CHARACTERISTICS:

- Collaborative Team Effort
- Preconstruction Services
- Fast-Track & Overlap Design & Construction are possible
- Allows subcontract prequalification
- Divides scope of work for bidding purposes
- Makes final recommendations for contract awards to subs



Oak Park Municipal Campus



DELIVERY METHOD	PROS	CONS
Construction Manager at Risk (CMAR)	<ul style="list-style-type: none"> • Early contractor involvement • Single point of accountability: CMAR signs contracts with all subcontractors • Guaranteed Maximum Price (GMP) provides cost certainty • Early constructability and scheduling input • Opportunity to fast-track construction • Opportunity for local contractors to bid on projects • Ability to pre-qualify bidders • Good for large, complex projects 	<ul style="list-style-type: none"> • GMP will include contingencies and risk premiums, depending on when in the design process the GMP is set • Design changes after GMP can result in change orders • Owner has less direct control over subcontractor selection • Potential conflicts during GMP negotiations
Design-Bid-Build (DBB)	<ul style="list-style-type: none"> • Familiar and widely understood process • Clear separation between design and construction • Competitive bidding can lower initial construction cost • Strong owner control over design • Lowest responsible price accepted 	<ul style="list-style-type: none"> • Longest overall schedule • No contractor input during design • Complex projects reduce the number of contractors capable, willing, and able to bid (competitive bid is 3 bidders) • Minimal control over subcontractor selection • No budget input from contractor, price not established until receipt of bids • Less transparency on cost • May require re-design and/or re-bid to meet budget after bid • Heavy administrative burden for owner, unless support services are contracted.
Design-Build (DB)	<ul style="list-style-type: none"> • Single point of responsibility • Can be fastest delivery method for many projects, depending on project complexity • Reduced owner coordination burden • Design and construction are integrated 	<ul style="list-style-type: none"> • Less owner control over design details • Design quality may be influenced by cost considerations • Scope must be clearly defined at procurement • Price is established later in design • No continuity of design team into construction • Design can be change by builder to fit budget • Owner does not have direct contract with the architect

Oak Park Municipal Campus



<p>Progressive Design-Build (PDB)</p>	<ul style="list-style-type: none"> • Single point of responsibility • Can be fastest delivery method for many projects, depending on project complexity • Reduced owner coordination burden • Design and construction are integrated • Continuity of design team into construction 	<ul style="list-style-type: none"> • Less owner control over design details • Design quality may be influenced by cost considerations • Scope must be clearly defined at procurement • Price is established later in design • No continuity of design team into construction • Design can be change by builder to fit budget • Owner does not have direct contract with the architect
<p>Public-Private Partnership (P3)</p>	<ul style="list-style-type: none"> • Owner not required to use own bonding capacity to fund project / access to private financing and expertise • Transfers significant risk to private partner • Life-cycle cost considerations incorporated • Potential for accelerated delivery • Lease payments typically do not begin until building occupied 	<ul style="list-style-type: none"> • Complex procurement and legal structure • Lengthy negotiation process • Reduced owner flexibility after agreement execution (owner's rep can help through execution of agreement) • Owner can ultimately pay more with lease arrangement/ legal fees • Developer could encounter financial problems that can impact lease
<p>Construction Manager as Advisor (CMa) (NOT RECOMMENDED)</p>	<ul style="list-style-type: none"> • Early construction expertise during design • Owner maintains separate contracts with designer and contractor • Can support phased bidding and early packages 	<ul style="list-style-type: none"> • Owner retains all risk • No guaranteed construction cost • Requires greater owner involvement and management • Potential for coordination challenges between design team, contractors, and subcontractors • Fee is similar to CMAR, but there is no risk for the CMa • Increased design team and contractor fees when CMa is involved

CONTRACTOR INVOLVEMENT

- Speed to market considerations
- Project is completed using one delivery method (project delivery can be phased)

