

# CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC)

Overview and Project Updates

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Overview of CM/GC  
Current & Past projects  
Future projects

# AGENDA





## *Excellence in Transportation.*

### **Every Trip.**

We strive to make every trip taken in Delaware safe, reliable and convenient for people and commerce.

### **Every Mode.**

We provide safe choices for travelers in Delaware to access roads, rails, buses, airways, waterways, bike trails, and walking paths.

### **Every Dollar.**

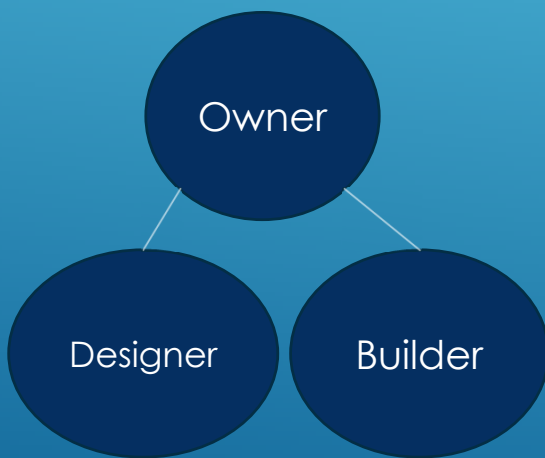
We seek the best value for every dollar spent for the benefit of all.

### **Everyone.**

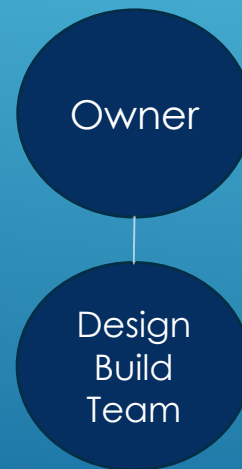
We engage our customers and employees with respect and courtesy as we deliver our services.

# OVERVIEW OF CONTRACTING METHODS

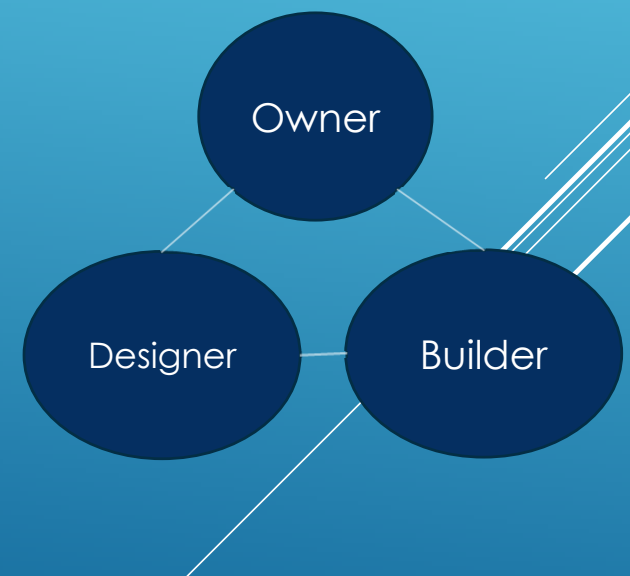
## Design-Bid-Build



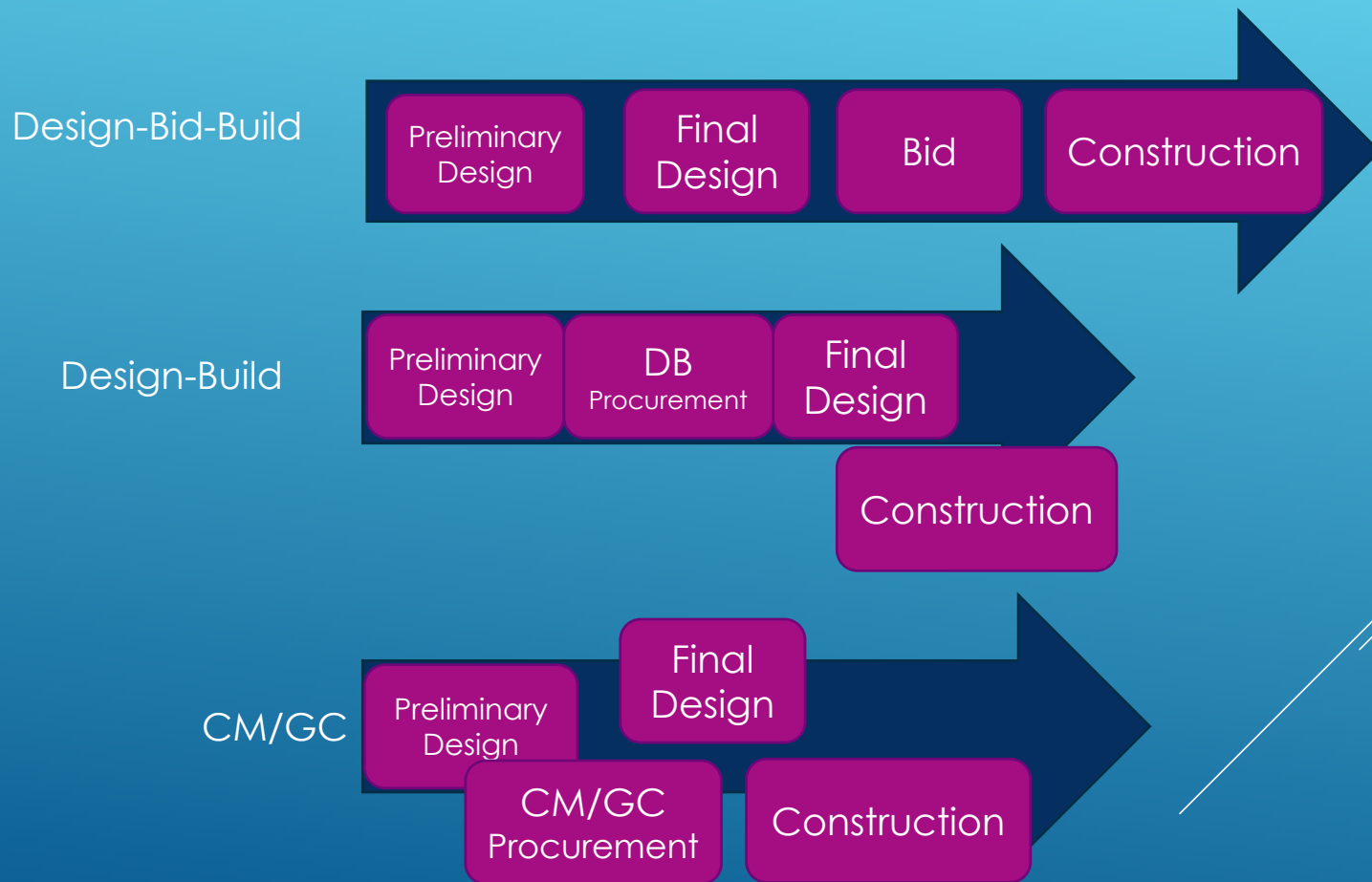
## Design Build



## CM/GC



# OVERVIEW OF CONTRACTING METHODS



# OVERVIEW OF CM/GC

## Preconstruction Phase (CM)

- ▶ Cost estimating
- ▶ Risk mitigation
- ▶ Scheduling
- ▶ Constructability review
- ▶ Subcontractor plan
- ▶ Material procurement
- ▶ Utility coordination
- ▶ Construction planning
- ▶ Final design
- ▶ Public involvement

## Construction Phase (GC)

- ▶ Construct project
  - ▶ Single or multiple work packages
  - ▶ Fee structure
- 

# BENEFITS OF CM/GC

Fewer change orders and less overruns

Efficiency in design from collaboration with contractor

Opportunities for innovation during design

Can begin construction before design is complete

Better relationship with contractor – “team” atmosphere

Best method for owner to retain project control

Best method for risk management

# BENEFITS OF CM/GC





# CHALLENGES WITH CM/GC

DeIDOT lacks established procedures

Personnel lacks experience

Requires more extensive participation and coordination during design

Price is not low bid but market value



# ROLE OF THE INDEPENDENT COST ESTIMATOR (ICE)

Establish a fair market value for the cost of the project

Develop an independent schedule based on similar assumptions as the CM/GC

Provide additional input into innovations and risk management



# PAST PROJECTS

4<sup>th</sup> Street, Walnut Street Intersection Improvements  
(MLK Sweep)

Bridge 1-227 on Paper Mill Road

Bridge 3-150N&S on SR1 over Lewes-Rehoboth Canal