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**PART 10: PROPOSED CONSTRUCTION  
METHODOLOGY**

• Chapter 149A



## **Construction Delivery Method – Chapter 149A**

### **Construction CM @ Risk**

CM-at-Risk is a team-oriented and “open book” approach to project delivery. This is a good fit for a building project where we are building right next to an occupied Elementary school and on a very tight site. The team has significant experience with the CM @ Risk construction delivery method and is in complete alignment with the process. From our experience, other inherent benefits to Owners can include:

- expedited project schedule and transparent project delivery;
- implementation of early release packages;
- early cost input/validation from Construction Manager (CM);
- improved control of the quality of work;
- enhanced value engineering review;
- flexibility in adjusting building elements as design is completed;
- avoided subcontractor claims on the project;
- CM input regarding constructability;
- increased on-site project management.

This delivery method was selected by the SBC in December of 2016 (see SBC minutes in the PSR submission) and the IG application was submitted in early January and approved in March. The CM qualifications and then shortlisted proposals were received and reviewed by the selection committee. The finalists were interviewed in April 2017 and Walsh was selected for the project because of their recent experience, they had a team that presented a positive message working with the community, who seemed to be the best fit for this project, and overall experience and successful local reputation.

Walsh Brothers provided the Schematic Design estimate in the place of the OPM’s 3<sup>rd</sup> party estimate. They participated in the estimate reconciliation and have provided several VE ideas for the project. Since the PSR submission, the team has been finding VE options that have been included in the Schematic Design to bring the construction cost down, for example we have simplified the structure and number of 90 degree corners, simplified the exterior skin of the building and so on. The SBC decided to implement \$1,445,370 in Value Engineering (VE) reductions in the SD budget review phase, the team will continue to review any new VE ideas as we move forward in the module process. Currently we are at a project budget that has been reviewed by the local leadership and is acceptable to them for the residents to vote upon.

