

CONSTRUCTION MANAGER AT RISK

A collaborative project delivery approach
for the Water Reclamation Facility
Improvements and Expansion Project.



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PRESENTATION SUMMARY



- Overview of Construction Manager at Risk (CMAR) Collaborative Project Delivery Method
- Benefits of using the CMAR Collaborative Project Delivery Method
- City Council future action items

CONSTRUCTION MANAGER AT RISK

- A team approach involving three key players:
 - Owner, Designer, CMAR
- Two contracts:
 - Design/engineering firm
 - Construction Manager at Risk
- Two contract phases:
 - Preconstruction
 - Construction Manager at Risk



CMAR ADVANTAGES

- Collaboration
- Firm Pricing
 - Alignment of scope and budget throughout the project
 - Transparency/open book regarding cost
 - Competitive procurement process
 - CMAR obligated to the GMP
- Constructability
 - Extensive contractor input during design
 - Project delivery method allows for earlier bid packages or procurement

CMAR PROCESS

- The contractor acts as a consultant to the owner by providing preconstruction services and input on constructability during the design phase of a project.
- During the construction phase, the contractor acts as a general contractor to deliver the project at the accepted GMP.
 - The GMP is an agreed upon dollar amount for the construction services.

CMAR DELIVERY METHOD USED BY STATE, LOCAL, AND PRIVATE ENTITIES

- Denny Sanford PREMIER Center
- Midco Aquatic Center
- Washington Square
- Minnehaha County Jail
- Minnehaha County Courthouse
- Avera Hospital (69th St. & Louise Ave.)
- Good Earth State Park
- Sanford Health Imagentics
- Augustana Froiland Science Center
- Board of Regents projects
- City Center
- Mix-Use Parking Ramp
- Great Plains Zoo Renovation (Ph 1 & 2)
- New Sioux Falls high school

WATER RECLAMATION FACILITY IMPROVEMENTS AND EXPANSION PROJECT

Challenges:

- Continued operation of the plant
- Technical complexities
- Cost control
- Timely capacity upgrades

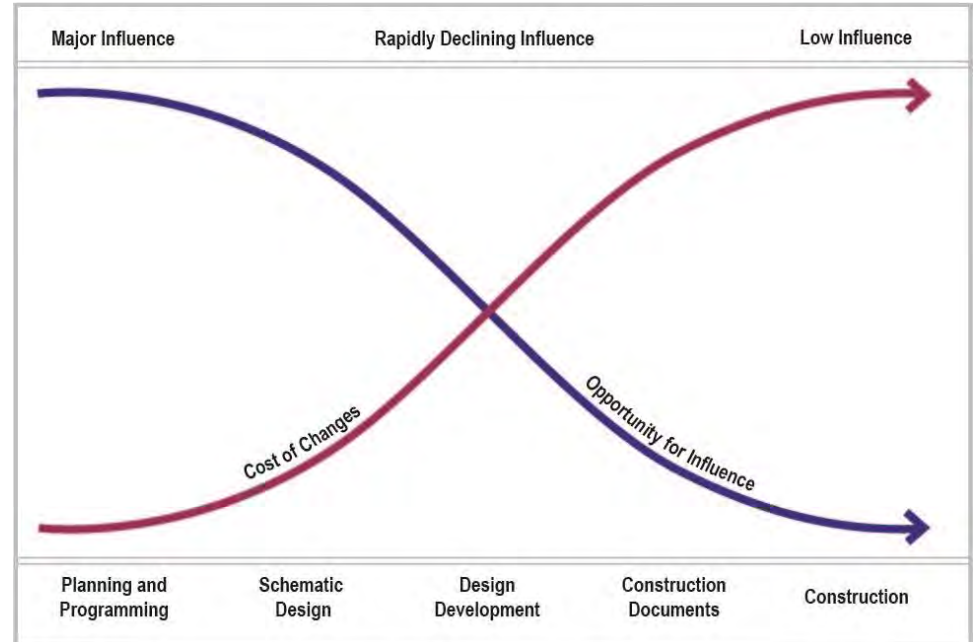


OPERATIONS



COST CONTROL

- Most cost effective to make changes early in the project
- CMAR process encourages Construction Manager input throughout the Preconstruction Phase
- Early cost certainty



CAPACITY

- Average daily flow and capacity
 - 17.2 MGD
 - 82.0% capacity
- 2018 daily flow and capacity
 - 20.8 MGD
 - 99.1% capacity



SUMMARY FOR CMAR

- Collaboration - Ensure the City gets the best product for its needs
- Firm pricing - Project stays within budget
- Constructability - CMAR offers expertise and experience to the design process



UP NEXT

- January 15, 2019 - Resolution authorizing the use of CMAR—WRF Improvements and Expansion Project
- April 2019 - Resolution approving design contract
- August 2019 - Resolution approving CMAR contract



QUESTIONS

CMAR

THANK YOU!