

CMGC Project Delivery Method

March 2, 2022

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Lane Transit District

LTD.org



MISSION

CONNECTING OUR COMMUNITY.

VISION

IN ALL THAT WE DO, WE ARE COMMITTED TO
CREATING A MORE CONNECTED, SUSTAINABLE, AND
EQUITABLE COMMUNITY.

VALUES

RESPECT, INTEGRITY, INNOVATION, EQUITY, SAFETY,
AND COLLABORATION.



Agenda

- Introduction
- Project Delivery Method
- What is CMGC?
- Process Comparisons
 - Project Delivery Methods
 - Early Contractor Involvement Concepts
 - Procurement & Contracting Events
- Overview of Projects
- Summary of Key Benefits
- Provisions to Decisions
- Questions



279C.337 Procurement of construction manager/general contractor services.
(1) A contracting agency that intends to procure construction manager/general contractor services shall procure the construction manager/general contractor services in accordance with model rules the Attorney General adopts under ORS 279A.065
(3).

Introduction



Operation Command Center (OCC) and Eugene Station Modernization (ESM)

At a glance:

Planning >

Projects >

Delivery Method >

Procurement Method >

Contracting type >

Construction

Construction Manger/General Contractor Services (GMGC) is an integrated team approach to the planning, design and construction of many projects.

What is a Project Delivery Method?

The structure of how a project team will work together

- *Owner*
- *Designer*
- *Contractor*



What is CMGC?

A Project Team consist of three components

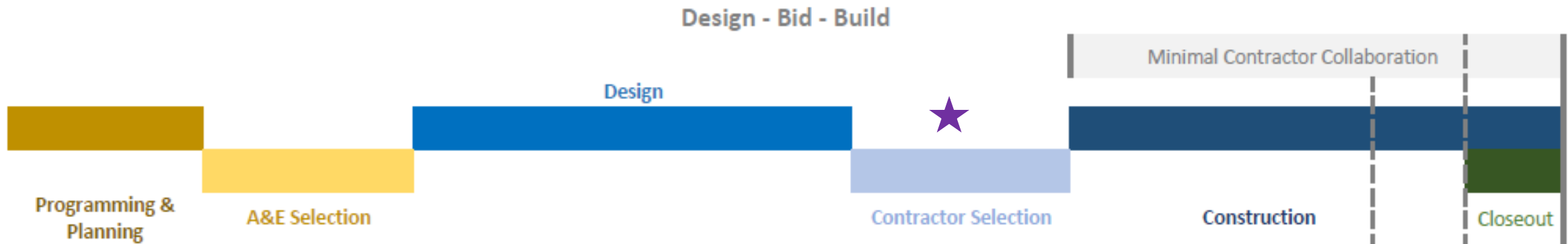
- Owner of the Project – ‘LTD’
- Design Consultant - the ‘A&E’
- General Contractor - the ‘CMGC’
 - Phase 1 – “Construction Management”
 - Phase 2 – “General Contracting”



Team Work = Working Together for a Common Vision = Connecting our Community

Process Comparisons - Project Delivery Methods

- Traditional Delivery Method > Design-Bid-Build

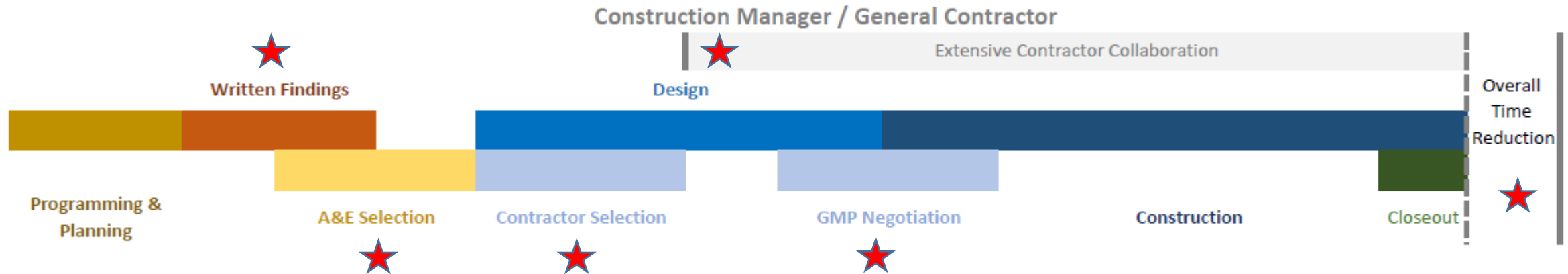


Examples:

- Glenwood and RideSource Bus Wash Replacements
- EmX LED Lighting Upgrades

Process Comparisons - Project Delivery Method

- Alternative Delivery Method > Construction Manager General Contractor (CMGC)



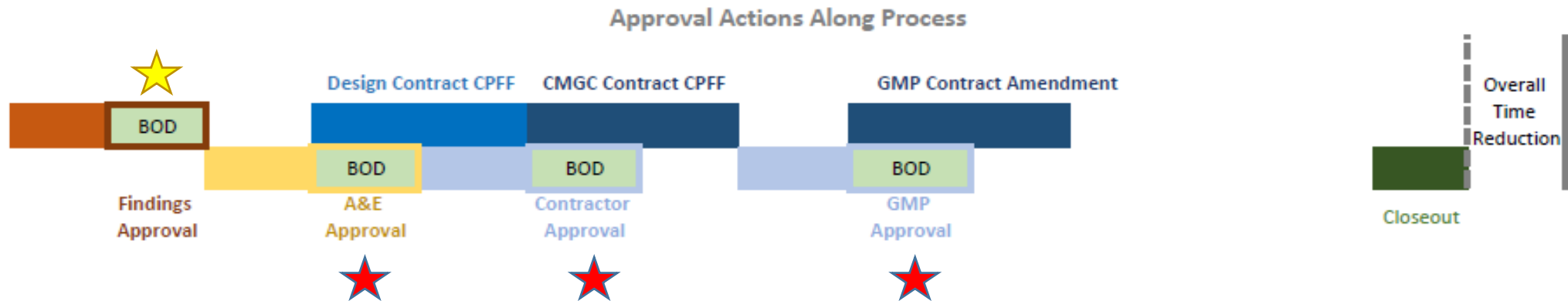
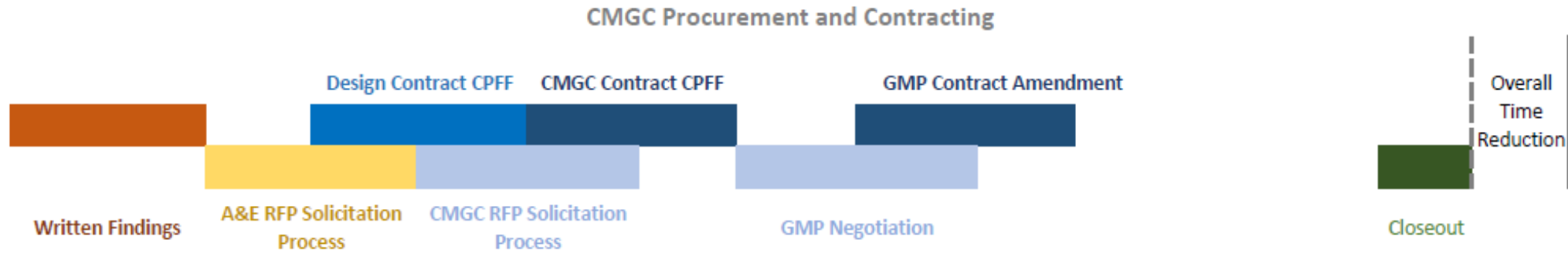
Examples:

- Fleet Building Construction Remodel and Expansion
- West Eugene Bus Rapid Transit (BRT) Construction

Early Involvement by Contractor

- Collaborative approach
- Introduce innovations
- Improve the design quality
- Reduce costly change orders
- Optimize construction schedule

Process Comparisons - Procurement & Contracting



CMGC Method is a widely used option for transportation projects where the qualifications and cooperation of the contractor are critical to the success of the project.

CMGC Delivery Method - Two CIP Projects

Operation Command Center (OCC) and Eugene Station Modernization (ESM)

- November 2021 Approved CIP Projects
- Strategic Business Plan
- Funded by CARES ACT

Operation Command Center

- Expansion of & Remodel to Glenwood Building
- Estimated Construction Budget
 - \$6.8 Million
- Preliminary Project Schedule
 - Begin Design in July 2022
 - Finish Construction February 2024

Eugene Station Modernization

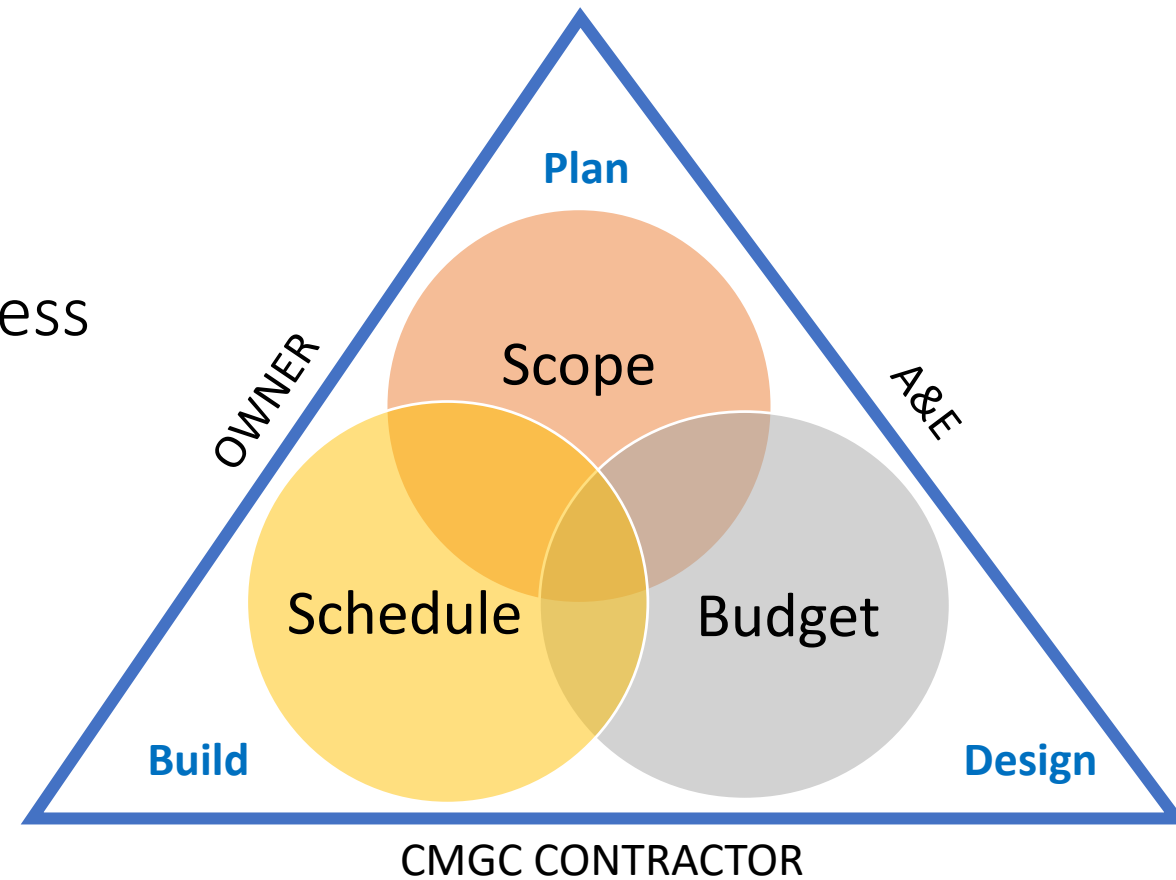
- Extensive, but Selective Renovation & Remodel to Open Areas, Structures and Buildings
- Estimated Construction Budget
 - \$3.0 Million
- Preliminary Project Schedule
 - Begin Design in July of 2022
 - Construction Finish September 2023



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Key Benefits of CMGC

1. Constructability
2. Collaborative Design Process
3. Competitive Pricing
4. Reduced Risk
5. Relationship Building
6. Speed of Delivery



Provisions to Decisions



- **Lane Transit District Board of Directors**

- ORS 279C.335 permits the LTD Board of Directors, acting in its capacity as the Local Contract Review Board, to exempt certain projects from the requirements of typical competitive low bid contracting.

CMGC

- an Alternative Contracting Method
- Requires following the prescribed Exemption process in Oregon
- Process per ORS279C and OAR137

Local Contract Review Board

- Review presented draft of written findings and any public comments compiled
- If approved (findings), the project team continues with CMGC requirements
- If otherwise, the project team revisits and re-evaluates accordingly

Thank You!

Questions?



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