City of Euclid

2014 Water Pollution Control Improvements

Construction Management At Risk
In June 2011, Governor Kasich signed House Bill 153 which included construction reform. The first change in the state of Ohio’s method of performing public construction in over 134 years. These changes allow for the use of alternative construction delivery methods including:

- Design-Build
- Construction Manager At Risk (CMR)
- Allows for open-book Guaranteed Maximum Price (GMP), design-assist, and subcontractor pre-qualification within design-build and CMAR delivery methods
CMR project delivery method – A contractor is hired through a best value selection process during the design phase. The Owner’s criteria and full design is documented by a separate Architect/Engineer (A/E). The CMR provides a GMP prior to bidding. The CMR bids to pre-qualified subcontractors and holds all subcontracts for construction.
The City of Euclid chose the CMR delivery method and selected Kokosing Construction Company.

The CMR project delivery method allows for a collaborative design between the Owner, Engineer and Construction Manager. The CMR provides a Guaranteed Maximum Price (GMP) for each phase of the work and assumes the risk for cost overruns.
Advantages of the CMR project delivery method:

- A collaborative, integrated team – contractor input on design
- Open-book estimating, Guaranteed Maximum Price (GMP)
- Selection of contractors based on qualifications and price
- Equipment selection based on specific criteria and price
- Provides flexibility to handle changes during design phase
Euclid 2014 Water Pollution Control Improvements

- Influence cost
- Program verification
  - Defines design and confirms budget
  - Allows permitting to proceed
  - Mitigates risk
- Constructability and cost analysis with design concept
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- Fair and transparent process
- Self perform interest where value added
- Bid packages that benefit City
  - MBE/WBE Plan
  - Statement of Qualifications (SOQ’s)
    Evaluation/Recommendation
- Equipment Procurement
Site Logistics

- Neighbors
- Safety
- Aesthetics
- Access
- Parking
- Laydown