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New Project Delivery Methods in Ohio

Lancaster City Schools

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New Project Delivery Methods in Ohio

- Construction Reform legislation, effective Sept. 11, 2011, introduced the opportunity for public schools in Ohio to use 3 additional project delivery methods:
 - General Contract (GC) – one contract, instead of the required multiple prime contract approach that required specialty trades to have separate contracts or the opportunity to bid a separate prime contract
 - Construction Manager at Risk (CMR)
 - Design-Build (DB)

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District Background

- Lancaster City School District currently has 8 elementary school. It is building 5 new elementary school buildings to replace the 8 existing elementary facilities.
- The District is participating in the Ohio School Facilities Commission's co-funded Exceptional Needs Program (ENP).
- Timing for the ENP Project coincided with Construction Reform opportunities.

New Project Delivery Methods in Ohio District Background

- 2 Phases:

- 3 new elementary schools

- 2 using GC
 - 1 using CMR

Thought process: Try the new project delivery methods and see what worked well for the District.

- 2 new elementary schools

- Both using CMR

First phase was not complete, but decision was made to use CMR for both buildings included in this phase.

New Project Delivery Methods in Ohio District Background

- Other players:
 - OFCC Project Manager (PM)
 - Design Professional (AE)
 - One AE for all of the improvements
 - New role and responsibilities with the CMR and GC delivery models
 - Owner Agent (OA)
 - District's liaison for the individual projects constructed through the ENP
 - Commissioning Authority (CxA)

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Thoughts and Experience

- GC
 - OFCC PM
 - AE role
 - OA role
 - Owner role
- CMR
 - OFCC PM
 - AE role
 - OA role
 - Owner role

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Thoughts and Experience

- Lessons learned
- Preferences
- Recommendations

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Questions

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Summary

1. Learn about options for construction project delivery.
2. Determine what option works for your project. Consider:
 - Time
 - Budget
 - Scope of Improvements
3. Schedule. Who is responsible for the construction schedule? What detail of schedule is expected and/or needed for the project? Who will review and monitor?
4. Owner should have an OA to represent its interests and provide input about the design, construction, progress of the work, schedule, and changes.
5. Don't approach any option assuming it is less expensive or a quicker way to design and construct the project.

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