

City of Santa Clara Public Works Construction Project Delivery



Project Delivery

Sec. 1310 Contracts on Public Works:

“Every contract involving an expenditure of more than one thousand dollars (\$1,000.00) for the construction or improvement, (excluding maintenance and repair), of public buildings, works, streets, drains, sewers, utilities, parks and playgrounds shall be let to the lowest responsible bidder after notice by publication in an official newspaper by one or more insertions, the first of which shall be at least ten days before the time for opening bids.

The City Council may reject any and all bids presented and may re-advertise in its discretion.”

Project Delivery

Definitions:

- Bid: The proposal of the Bidder submitted on the prescribed form setting forth the prices for the Work to be performed
- Bidder: One who submits a Bid
- Bidding Documents: The Project plans and specifications, including bidding and Contract Documents
- Responsive Bidder: A Bidder who submits all the appropriately completed documents as required
- Responsible Bidder: A Bidder who meets the qualification requirements of the Bidding Documents
- Sole Source: Award of contract without a competitive bid process

Project Delivery

Definitions:

- **Change Order:** A written document prepared by the City and signed by both the City and Contractor, stating their agreement for the following:
 - a. a change in the scope of work;
 - b. the amount of the adjustment in the Contract Sum, if any;
and
 - c. the amount of the adjustment in the Contract Time, if any.
- **Subcontractor:** A person or entity who has a direct contract with Contractor to perform work on a portion of the project.
- **Prevailing Wage:** Wage rate set by the California Department of Industrial Relations

Project Delivery

Definitions:

- Pre-Qualification: Selection of a group of contractors prior to bidding based on their experience, financial capacity (bonding ability), experience, safety record and license standing
- Post-Qualification: Determining the Responsibility of the Low Bidder subsequent to the bid opening

Project Delivery

Project Delivery Methods

(Allowed by City Charter, competitively Bid)

- Design/Bid/Build
- Design/Build
- Multi-prime (Agency or Construction Manager)
- Construction Manager – At Risk

Project Delivery

Design/Bid/Build

- Standard method used by City of Santa Clara
- Agency hires Architect/Engineer to Design Project
- Bid competitively to open or prequalified contractors
- Contract awarded to lowest responsive & responsible bidder
- Contractor is held to the terms of the Contract Documents (including price & schedule)
- Examples: ADA Ramp Project, Creek Trail Projects, SCCC Ballroom Expansion Project

Project Delivery

Design/Bid/Build

Pros:

- Agency is involved throughout the design and construction process
- Agency has the ability to control the design
- Designer represents the Agency's best interests
- Agency knows exactly what the final product should be
- Final approval of design documents occurs prior to bidding

Cons:

- Agency is responsible for design changes during construction
- Design phase of project may take longer because design must be at 100% complete prior to bidding
- No Contractor input in design phase
- Quality of design documents is responsibility of Agency and Design Consultant

Project Delivery

Design/Build

- Bid competitively to open or prequalified Contractors
- Single entity is contracted to both design and construct project (potentially a team effort lead by a designer & contractor)
- Design Builder contracts directly with subcontractors and is responsible for delivery of project
- Selection can be based on conceptual design and pricing
- Examples: DVR Power Plant, City Hall HVAC Project, Fire Station One HVAC Project

Project Delivery

Design/Build

Pros:

- Contractor is responsible for design changes
- Contractor is responsible for cost and schedule
- Project duration can be shorter due to construction starting prior to completion of design, pending Building Department approvals
- Contractors means and methods are incorporated into design

Cons:

- Designer represents Contractors best interest – NOT Agency's
- Agency may not know what the final product will look like
- Final approval of design documents occurs after bidding
- Agency has little or no input into design
- Agency initiated design changes and change orders can cost more
- Quality could be sacrificed by Contractor to save costs (more profit for Contractor)
- Agency has minimal or no control of project

Project Delivery

Multi-prime (Agency or Construction Manager)

- Agency acts as General Contractor and directly hires multiple Prime Contractor to complete the work
- Prime Contractors may include Mechanical, Electrical, HVAC, Site work and Specialty Contractors
- May be accomplished through a Construction Manager
- Examples: Bill Wilson House Restoration, Jamison-Brown House Restoration, Other Building Maintenance projects

Project Delivery

Multi-prime (Agency or Construction Manager)

Pros:

- Separation of contracts can lead to an earlier construction start
- Potential lower cost due to no mark-up by General Contractor over subcontractor work

Cons:

- Labor intensive for Agency
- Agency is responsible for coordination of bidding and awarding multiple contracts
- Agency is responsible for coordination of work for multiple contractor and trades
- Slower project delivery
- Prone to claims and change order
- Cost savings can be lost with use of a Construction Manager

Project Delivery

Construction Manager – At Risk

- CM acts as General Contractor and assumes the risk of construction
- CM works with Agency and Architect/Engineer during design of project
- Construction Manager hires Subcontractors including Mechanical, Electrical, HVAC, Site work and Specialty Contractors
- Has not been used by City of Santa Clara

Project Delivery

Construction Manager – At Risk

Pros:

- Single point of responsibility for construction
- Input by CM during design of project
- Construction contracts can be separated allowing for an earlier construction start
- CM assumes risk for all cost over-runs

Cons:

- Loss of control by Agency during construction
- CM is responsible for coordination of bidding and awarding multiple contracts
- CM is responsible for coordination of work for multiple contractor and trades
- Design changes and change orders can cost more
- Quality could be sacrificed by CM to save costs
- Prone to claims and change order

Project Delivery

Pre-Qualification:

- Used on Police Administration Building and Central Park Library
- Follows Department of Industrial Relations procedures
- Contractor submits responses to Questionnaire
- Responsibility Determination Statement (RDS) including Experience, Finances, Safety & License
- Appeals Process

Project Delivery

Central Park Library Pre-Qualification:

- Responsibility Determination Statement
- 8 Contractors Submitted
- 5 Pre-Qualified
- 4 out of 5 submitted bids

Project Delivery

Questions?

The background of the slide is a solid blue color. In the lower right quadrant, there are several decorative elements consisting of concentric circles, resembling ripples in water. These circles are rendered in a lighter shade of blue and are arranged in a way that suggests movement or a series of events.