

DESIGN-BID-BUILD (CH. 149) VS. CONSTRUCTION MANAGER AT RISK (CH. 149A)

DESIGN-BID-BUILD (DBB) - PROs -

- Design changes easily accommodated prior to start of construction
- Design is complete prior to construction award
- Construction cost is fixed at contract award
- Low bid cost, maximum competition
- Relative ease of implementation
- Maximum Owner control of design/construction
- Using prequalification process limits poor contractors from bidding

DESIGN-BID-BUILD (DBB) - CONS -

- No contractor input in design, planning or value engineering (VE)
- Owner has little to no say in the selection of the individuals who will supervise the project
- Design and construction are sequential, limited ability for early work packages
- Construction cost unknown until contract award
- Few if any contractors have DCAM capacity to bid a job of Belmont's size
- Construction site is less clean than CMR projects due to cost of cleanup

DESIGN-BID-BUILD (CH. 149) VS. CONSTRUCTION MANAGER AT RISK (CH. 149A)

CONSTRUCTION MANAGER AT RISK (CMR) - PROs -

- Ability to prequalify and select the CM and the team of individuals who will be part of the team
- CM participates in the sub-contractor prequalification process
- CM will review the plans and limit drawing/specification inconsistencies
- Better cost control through CM ownership of construction budget
- Ability to “fast track;” may start construction before design completion, reducing project schedule
- CM will recruit trade bidders
- CM will provide assistance with project phasing and logistics

CONSTRUCTION MANAGER AT RISK (CMR) - CONS -

- Approval required by the Office of the Inspector General (takes 30-45 days)
- Need clear definition of CM and A/E roles
- Cost of CM services including pre-construction (adds 2-3% to initial cost)
- Contingency and allowance level
- CM has little real “risk.”

BELMONT MIDDLE/HIGH



APPROVED CONSTRUCTION MANAGER AT-RISK PROJECT LIST PER INSPECTOR GEN. (CITIES AND TOWNS)

Application Date	CM at-Risk Applicant	Project Description	Total Estimated Project Cost	Square Ft	Estimated Completion Date
12/22/2017	Sharon, Town of	Sharon Town Hall	\$13,500,000	16,680	2/1/2020
12/8/2017	Northbridge, Town of	W. Edward Balmer Elementary School	\$104,000,000	171,530	12/1/2022
11/9/2017	Needham, Town of	Public Safety Complex & Fire Station #2	\$85,405,000	56,408	10/1/2022
10/24/2017	Cambridge Housing Authority	Millers River Apartment Revitalization	\$155,834,389	217,500	12/1/2021
9/7/2017	Harvard, Town of	Hildreth Elementary School Replacement	\$52,336,000	78,000	9/1/2021
8/21/2017	Boston, City of	Boston Arts Academy	\$125,916,323	153,451-155,829	9/1/2021
8/15/2017	Braintree, Town of	Braintree East Middle School renovation	\$83,472,211	187,425	8/1/2020
7/17/2017	Worcester, City of	Worcester South High Community School renovation	\$200,000,000	347,000 sf	9/1/2021
6/8/2017	Saugus, Town of	Middle/High School (new)	\$160,720,553	269,070	8/2020 (phase 1) 8/2021 (phase 2)
6/6/2017	Neighborhood House Charter School Foundation	Neighborhood House Charter School expansion project	\$11,200,000	29,000	8/15/2019
4/27/2017	Boston Collegiate Charter School	Majew Street expansion	\$8,710,000	11,500 (phase 1)	7/1/2018
4/18/2017	Millis, Town of	Clyde Brown Elementary School new	\$52,700,000	90,000	9/1/2019
3/31/2017	Town of Needham	Needham High School Expansion project	\$11,402,000	22,000	9/1/2019
3/21/2017	Newton Housing Authority	100 Kennedy Circle Apartments	\$15,918,384	25,200	11/1/2019
2/8/2017	Lexington, Town of	Maria Hastings Elementary School	\$62,000,000	110,000	2/1/2020
2/3/2017	Greenfield, City of	Olive Street Parking Garage Construction	\$9,722,280	125,000	8/30/2018
1/30/2017	Cambridge Housing Authority	Russell Apartments renovation	\$23,201,654	44,000	3/1/2020
1/18/2017	General Electric Company, as authorized by	Core and shell improvements to two historic buildings	\$51,900,000	94,400	4/30/2018
12/23/2016	Foxborough Regional Charter School	Renovation and addition for K-4 elementary school	\$10,257,045	80,000	8/2017 for building, 11/2017 for gym
11/29/2016	Winthrop, Town of	Miller Field Athletic Complex reconstruction	\$10,428,100	11,795	11/24/2017
11/1/2016	Blue Hills Regional Technical School	Regional Vocational High School Renovation	\$30,000,000	315,000	9/1/2019
10/13/2016	Town of Rowley	Renovation of Pine Grove Elementary Sch	\$33,750,083	90,852	8/1/2019
10/3/2016	Town of Arlington	Renovation of Gibbs Middle School	\$25,000,000	69,000	9/1/2018
9/20/2016	Brooke Charter School, Mattapan	New 8-12 School	\$35,000,000	80,000	7/1/2018
9/2/2016	Topshfield, Town of	Town Hall Historic Renovation and Addition	\$9,859,000	18,018	6/8/2018
8/21/2016	Somerville, City of	Addition/Renovation to High School	\$255,997,997	373,373	8/1/2022 for building; 8/1/2023 for garage & field
8/30/2016	Upper Blackstone Water Pollution Abatement District	Wastewater Treatment Facility Nutrient Upgrades (Phase III)	\$24,000,000		6/1/2019
5/11/2016	KIPP Academy Lynn Charter School Project	High Rock Middle and High School Campus Expansion	\$26,980,000	60,000	7/13/2018
3/4/2016	Somerville Housing Authority	Mystic Water Works at Capen Court Housing Developmnet	\$9,639,529	24,000	9/1/2017
3/4/2016	Stoughton, Town of	Stoughton High School	\$126,000,000	215,000	8/1/2019
2/17/2016	Minuteman Regional School	Minuteman Regional Vocational Technical HS Project	\$144,922,478	257,745	12/20/2019