



Delivery Methods Fact Sheet

During the initial stages of preparing for any construction project, a district must select a delivery method which will match the school district's construction objectives. The delivery method will influence the planning, design and construction phases of a project. The decision of which delivery method to choose is wholly dependent on staff capacity, funds available, project timeline, and many other local considerations. When deliberating about various delivery methods, local governing boards should rely extensively on superintendent and staff recommendations based on previous district construction experiences; consult

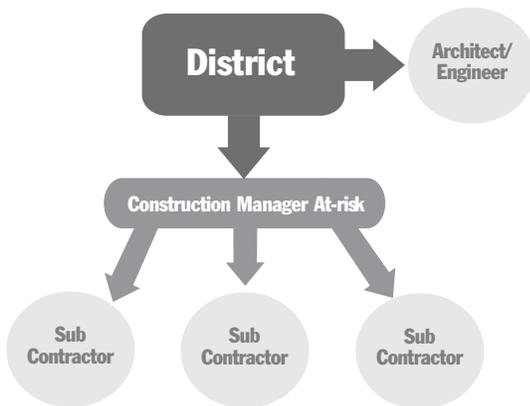
legal counsel to ensure compliance with state and federal law; advice from the project manager (if applicable); and the experiences of other local school districts and public works projects.

Regardless of the delivery method chosen, a critical understanding of the district's options can enable the board to be resourceful and innovative with district funds. The purpose of describing these options is to provide governance leaders with a better context as they plan for and provide high-quality facilities. Listed below are the delivery methods most often utilized by California school districts.¹

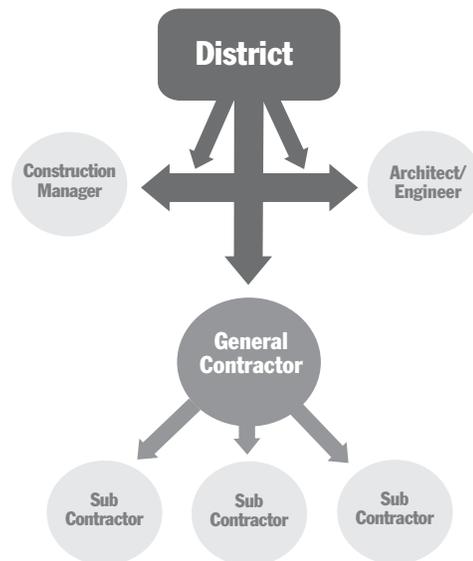
Construction manager at-risk: A delivery method in which the construction manager makes a commitment to the school district to deliver a project within a guaranteed maximum price. The construction manager acts as consultant to the district in the development and design phases, but as the equivalent of a general contractor during the construction phase.²

Design-Bid-Build (DBB): When a school district uses DBB as a project delivery method, an architect is hired to create design documents from which general contractors will bid.

Construction manager at-risk



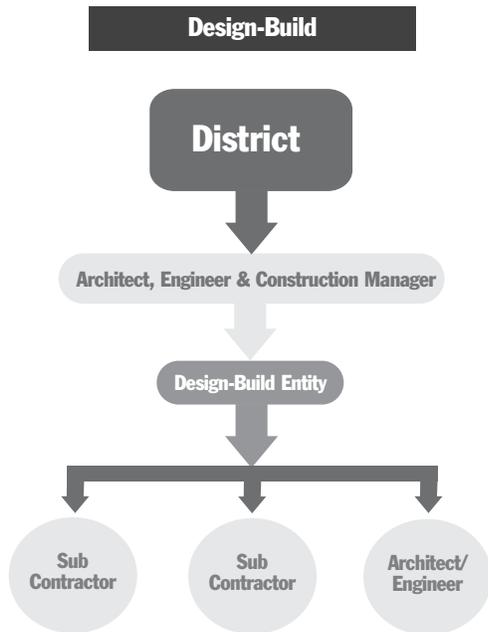
Design-Bid-Build



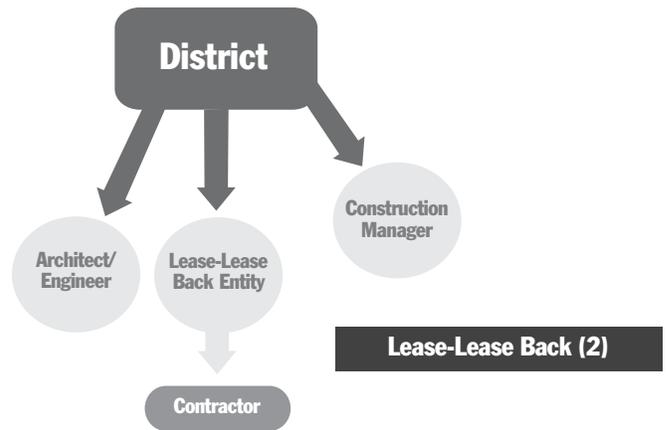
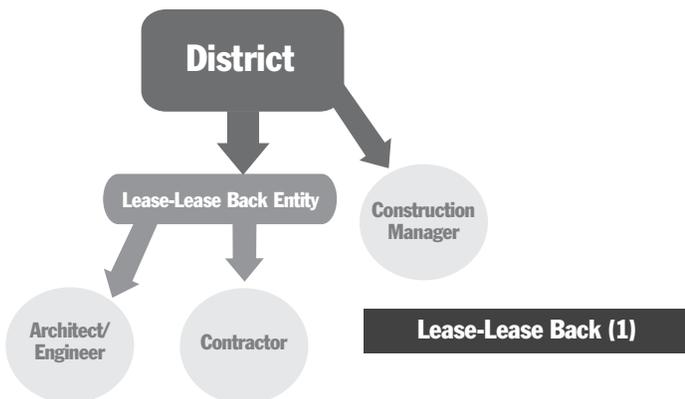
¹ If the school board is interested in other, additional delivery methods they should consult the project manager or appropriate district staff person.

² Within the construction industry, there are differing opinions regarding the definition of this delivery method. For more information, please visit: http://cmaanet.org/user_images/forum.cm_at-risk_-_avoiding_conflicts_of_interest_-_kenig.pdf

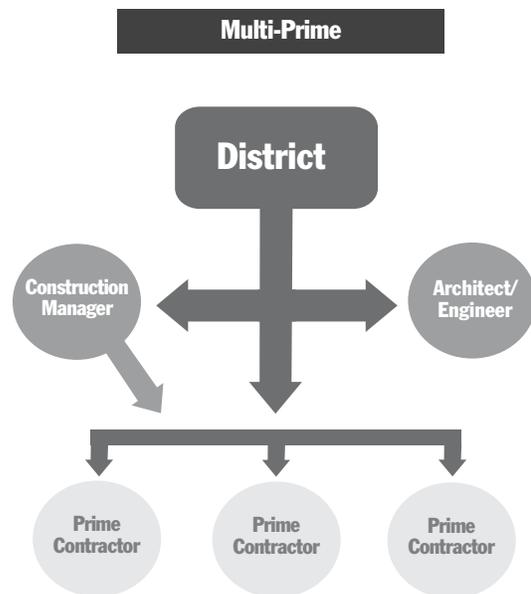
Design-Build (DB): A procurement process in which both the design and construction of a project are procured from a single entity contract.³ The award of the contract shall be made to the responsible bidder whose proposal is determined, in writing by the school district, to be the best value to the school district.⁴



Lease-Lease Back (LLB): This delivery method establishes a contract by which a district owns a piece of property and leases it for a nominal amount to an entity (typically a contractor) that will build a school on the site. That entity then leases the finished school and site back to the district for a specified period of time at a specified rental price. At the end of the lease, the school and site become property of the district. This delivery method does not require the selection of the lowest responsible bidder but does require that general prevailing rates will be paid.



Multiple prime contracts: Separate trade contractors deal/contract directly with the district (and/or construction manager) for specific and designated elements of the project.



Acknowledgements

ACCM Project Delivery Handbook: A Guide to California School and Community College Facility Delivery. A summary and overview of various delivery methods prepared by the Association of California Construction Managers and; Murdoch, Walrath and Holmes. For information about ACCM please contact, Ernest Silva, (916)441-3300, esilva@m-w-h.com

³ As defined in Education Code Section 17250.15. See Education Code Section 17250.10-17250.50 for more information.

⁴ Education Code Section 17250.25 c2B

⁵ Education Code Section 17406

⁶ Education Code Section 17424

The California School Boards Association's Construction Management Task Force provides districts with policy briefs and fact sheets on construction related issues. District staff and Governing Boards should use this information as a resource when making local decisions. These documents are provided for informational purposes only and are not a substitute for legal advice from school districts legal counsel. Districts should obtain independent legal advice and review when necessary.

If you have any questions, please contact CSBA Policy Services at (800) 266-3382 or via e-mail policy@csba.org

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