



CONSTRUCTION CONTRACTS AND DELIVERY TYPES

IDIQ

The Indefinite Delivery Indefinite Quantity program facilitates quick delivery of professional consulting services. These include architectural and engineering services, inspections, geotechnical testing and land surveying.

- Who – All agencies, counties, municipalities, school districts and higher ed.
- Why – Fast delivery for a wide range of disciplines.

MAINTENANCE CONTRACT

A maintenance contract is a legal agreement between your organization and a vendor to address the timing, standards, materials, labor and agreements necessary to repair, restore, refurbish or enhance real property.

- Who – All agencies.
- Why – CAP manages and provides administration of the entire project.

MINOR MAINTENANCE OR REPAIR PROJECTS

Minor projects under \$10,000 may be negotiated with a qualified contractor and awarded by the state agency. A written contract and proof of insurance is required prior to issuing the contractor a Notice to Proceed (NTP).

- Who – All agencies.
- Why – Saves time since public bidding is not required.

ON-CALL CONTRACT

A contract that is awarded with general provisions for the services to be rendered. As services are to be rendered, specific task orders are initiated that are to be completed by the contracting firm.

- Who – All agencies.
- Why – Contract allows for variety of specific work orders.

RAMP

The Roof Asset Management Program provides the using agency with comprehensive service and administration of roofing projects including design, bids, evaluations, awards, pay applications, warranty documentation and final approval.

- Who – All agencies, counties, municipalities, school districts and higher ed.
- Why – Contractors are approved, in good standing and the rates are already determined.

SMALL PROJECTS

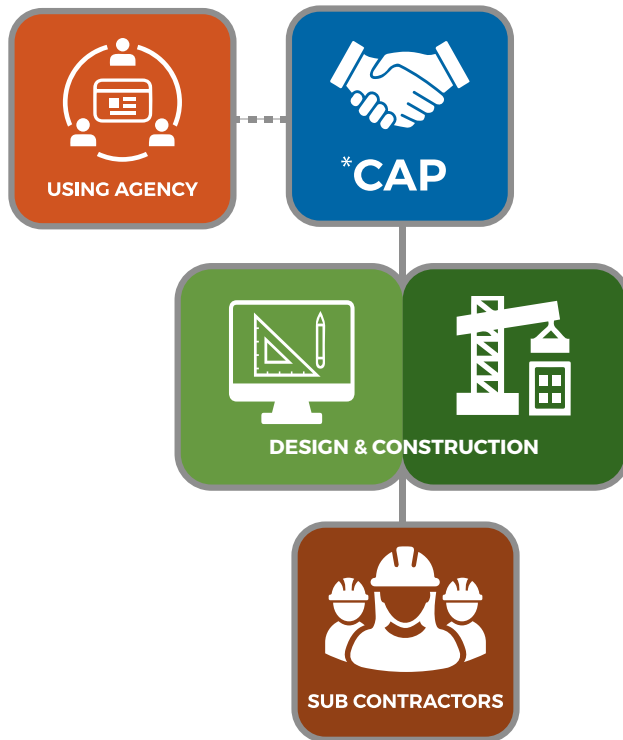
Small projects are any construction project under the statutory amount of \$10,000-\$100,000. Small projects comprise the majority of projects received by CAP throughout the fiscal year.

- Who – All agencies.
- Why – CAP manages and provides administration of the entire project.



DESIGN-BUILD

DESIGN-BUILD



The design-build method is a construction project delivery approach where an owner enters a single contract to cover both the architectural design services and the physical construction of the build. Unlike the traditional design-bid-build method, which involves separate contracts for design and construction, design-build streamlines collaboration, communication and coordination. Here are the key steps in the design-build process:

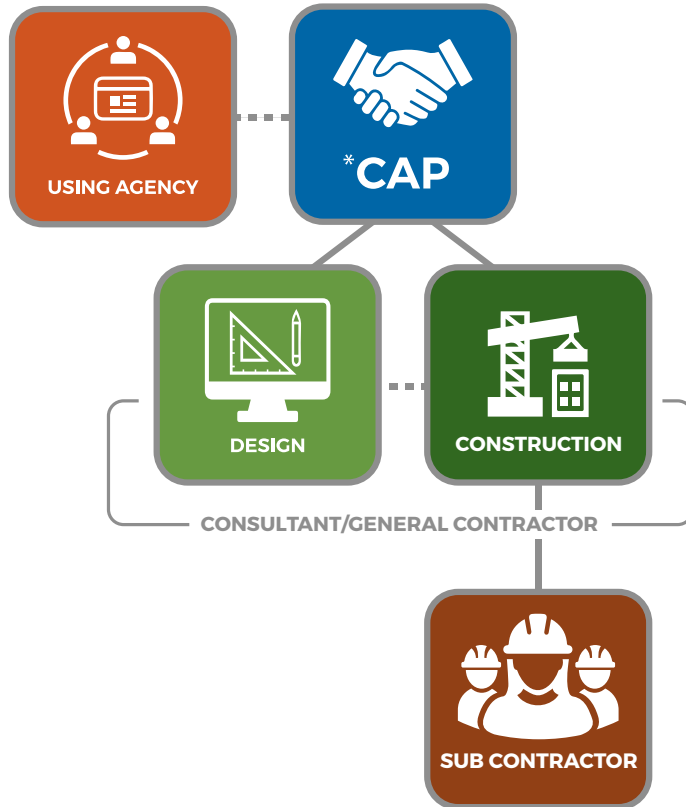
1. Site selection: The owner seeks out appropriate sites for the project.
2. Project conception and feasibility: The design-build team determines the best location and acquires necessary assessments.
3. Preliminary design and cost estimation: Detailed design plans are created based on budget limitations, vision and goals.
4. Selecting the design-build team: The owner chooses the design-builder and other team members.
5. Design phase: The team finalizes plans and communicates openly throughout.
6. Finalizing the contract: Negotiations lead to a guaranteed maximum price (GMP).
7. Construction phase: The design-builder oversees construction.
8. Project closeout and post-construction review.

The design-build method emphasizes collaboration, cost efficiency and streamlined communication, making it a progressive approach in the construction industry.



CONSTRUCTION MANAGEMENT

CONSTRUCTION MANAGEMENT CMA/CMR



CONSTRUCTION MANAGEMENT (CM) means the project delivery method based on an agreement whereby the state acquires from a construction entity a series of services that can include, but are not necessarily limited to: design review, scheduling, cost control, value engineering, constructability evaluation, preparation and coordination of bid packages, and construction administration. Construction management includes:

(A) Construction Management/Agency (CMA) whereby the construction entity applies appropriate management techniques to project planning, design and construction for the purpose of controlling time, cost and quality for the state without taking on financial risks for the execution of the actual construction. CMA services could include a range of management and/or consulting services spanning all phases of the design and construction process from conception to completion of the construction project.

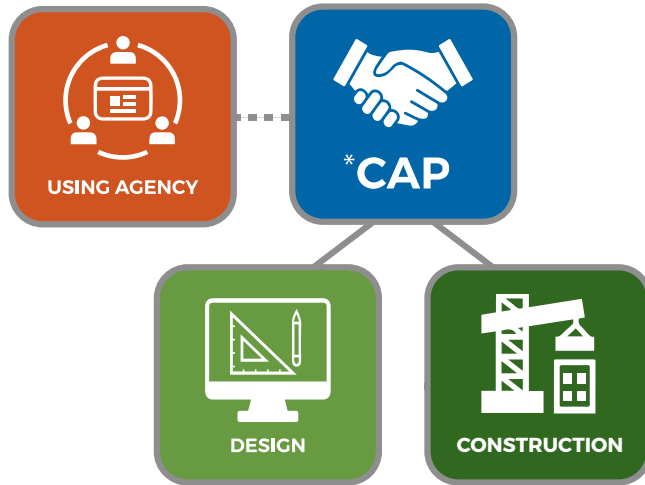
(B) Construction Management/At-Risk (CMR) whereby the construction entity, after providing construction management/agency services listed during the pre-construction period, takes on the financial obligation to carry out construction under a specified cost agreement.

*CAP = Construction and Properties



DESIGN-BID-BUILD

DESIGN-BID-BUILD



Often referred to as “low-bid”, the design-bid-build method requires the state to hire a design firm who fully develops the design documents to the customers’ satisfaction. The owner then takes the construction project to bid with the purpose of selecting the lowest responsible bid from the general contractors who submitted a proposal. The general contractor performs all scopes of work in the project with CAP providing administration, oversight and collaboration.

*CAP = Construction and Properties