

**Pleasanton Unified School District
Project Delivery Comparison**

	LEASE-LEASEBACK	TRADITIONAL DESIGN-BID-BUILD
<u>Structure</u>	Players/Roles <ul style="list-style-type: none"> • District • CM (optional, District Team) • Architect (District Team) • Developer 	Players/Roles <ul style="list-style-type: none"> • District • CM (optional, District Team) • Architect (District Team) • General Contractor
<u>Procurement</u>	Steps <ul style="list-style-type: none"> • Prequalification of prime and MEP subcontractors, regardless of contract price • Request for Proposals, must be advertised • Award contract (without price) after negotiation of contract terms and determination of Best Value • Preconstruction Services • Once DSA approves plans, subcontracts bid (must be advertised) and Guaranteed Maximum Price (GMP) prepared • After GMP negotiated, Facilities Lease amended • Construction 	Steps <ul style="list-style-type: none"> • Prequalification of prime and MEP subcontractors for contracts over \$1 million, if maintaining eligibility for SFP • DSA approved plans • Hard Bid, must be advertised <ul style="list-style-type: none"> ◦ Subcontractor proposals included in Lump Sum • Award contract, negotiating not allowed • Construction
<u>Selection</u>	Best Value (qualifications, price, safety) or Lowest Price	Lowest Price
<u>Phasing of Project</u>	<ul style="list-style-type: none"> • Design • Preconstruction • Construction • [Change Orders, maybe] 	<ul style="list-style-type: none"> • Design • Construction • [Change Orders]
<u>When Cost is Determined</u>	After contract is awarded, DSA approves plans, and when GMP amendment approved by the Board <ul style="list-style-type: none"> • GMP usually includes contingency for scope gaps, etc. so price will be higher upfront than Design-Bid-Build • Change orders can still occur • Credits for work not performed 	After DSA approves plans and bidding, when the contract awarded <ul style="list-style-type: none"> • Change Orders likely to occur • However, the comparable cost to the alternatives would be at the end of the project after change orders [or litigation]
<u>Miscellaneous</u>	<ul style="list-style-type: none"> • More teamwork between Architect and Developer where early involvement before DSA submittal <ul style="list-style-type: none"> ◦ Mitigate number of change orders/get competitive price while negotiating GMP ◦ Mitigate number of change orders/avoid delay if must resubmit to DSA • District access to subcontractor bids ("open book") when negotiating contract • Can lock in a contractor for entire project sooner • Skilled and Trained Workforce Requirements 	<ul style="list-style-type: none"> • Less information available when negotiating change orders (bid is a lump sum) • Potential delays for scope gaps, constructability, value engineering if need to resubmit plans to DSA • Potential delays for redesign if bids exceed budget