

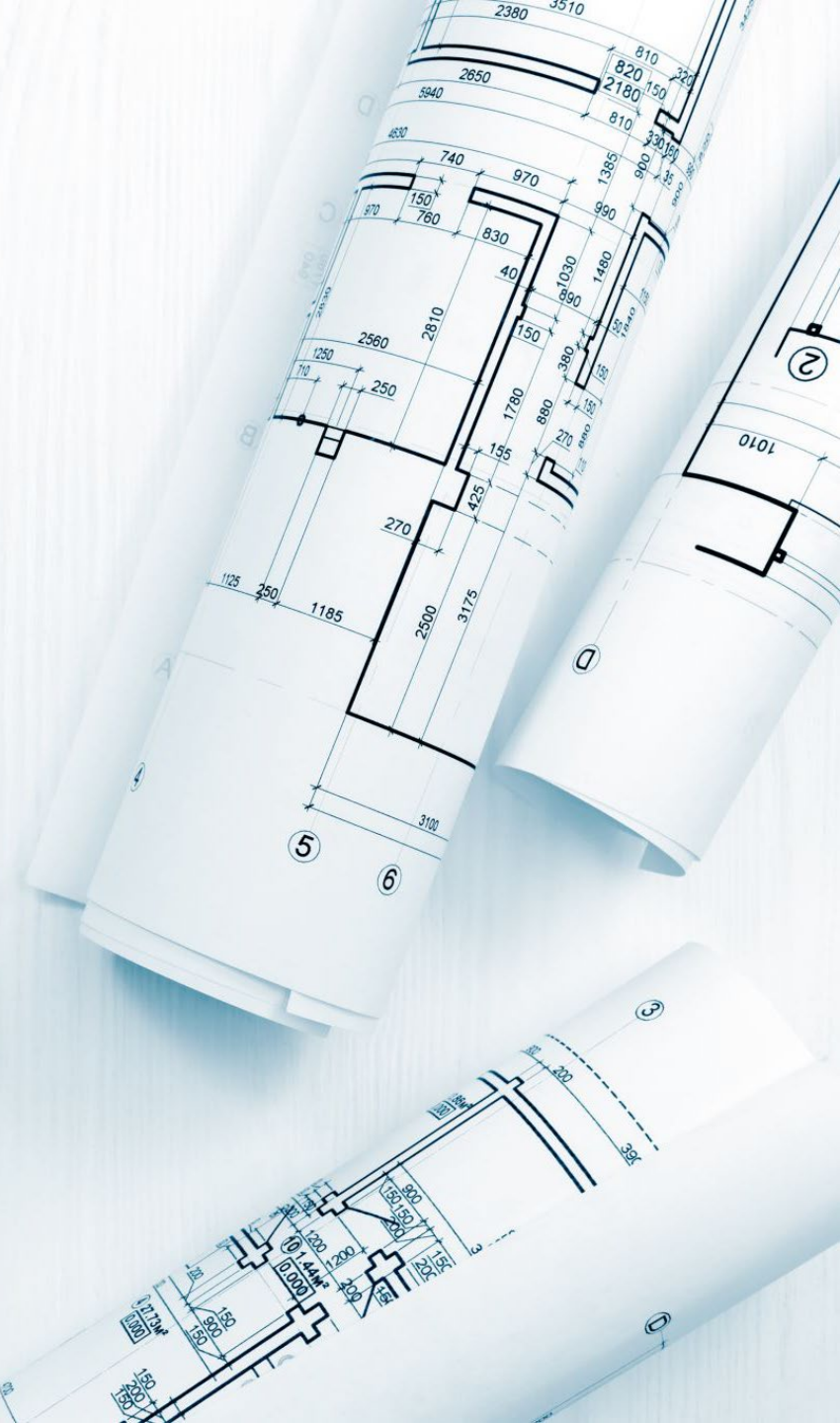


Town of Lebanon Fire Station

Process Presentation

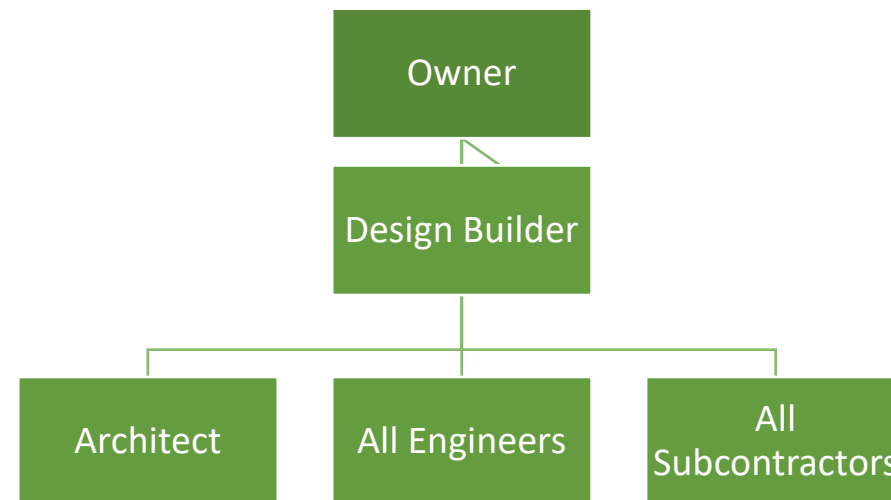
Table of Contents

- Overview:
 - Project Delivery: Design-Build
 - Phases:
 - Pre-construction
 - Construction
 - Timeline



Design-Build Project Delivery Overview

- Design Builder (DB): is a firm that offers a “one-stop” shop for an Owner from “soup to nuts”.
 - The Owner (in this case the municipality) will have 1 contract with the Design Builder for the project.
 - All “downstream” contracts (i.e. for design team, subs) flow from the Design Builder.
 - Contracts:
 - There are two suites that are industry standard: AIA or ConsensusDocs. Both instances would be the Design Build Series of Contracts which would look something like this:
 - Contract at time of award of Phase 1: pre-construction which explains our relationship (for both pre-construction & construction) and the terms/frameworks of the build out. The financial obligations at the time of this contract signing are for PHASE 1 ONLY (Preconstruction).
 - At the end of Phase 1: Preconstruction, the Guarantee Maximum Price (GMP) “Amendment” to the contract is administered which has the GMP and at time of execution of this brief 1-3 page “Amendment”, the financial obligations are for Phase 2: Construction.
- Below is a “flow” chart to show the contractual relationship of the Design-Build method. The Owner contracts directly with the Design Builder and then the Design Builder contracts downstream with all firms necessary to complete the project.*



Project Phases



**PHASE 1:
PRECONSTRUCTION**



**PHASE 2:
CONSTRUCTION**

- This project delivery has **TWO** phases
 - **Phase 1:** Pre-construction: the phase that takes a project from an idea to a Guaranteed Maximum Price (GMP). This phase has many facets/components and varies from project to project. Here's the basics for this project:

Usually, in order to start design, there are some critical first task(s). For this project, we expect the following needs to happen first:

 1. Site clearing & Geotechnical Engineering (*needed to confirm soils, land capacity*)
 2. Conceptual Design (*~0-20% developed*)
 3. Schematic Design (*~20-40% developed*)
 4. Schematic Design Progress Estimate from the Design Builder
 5. Design Development (*~40-90% developed*)
 6. Design Development Progress Estimate from the Design Builder
 7. Planning board process and approval (*needed to confirm design with local in order to get to the final 10% of drawing development*)
 8. Construction Documents Drawings (*90-100% developed*)
 9. Construction Documents Guarantee Maximum Price from the Design Builder
 10. State fire marshal permit application and local building permit application ready

A Guaranteed Maximum Price (GMP) is provided at completion of Construction Documents and Municipal (Planning Board) approvals. For this project, the GMP Presentation is required in due notice advance to make the June 2024 public vote. The GMP Amendment would be administered and executed at this time to prepare for Phase 2.

Entering Phase 2: Construction, is contingent upon voters' approval in the June 2024 vote
 - **Phase 2:** Construction: the phase that takes a project from shovel in the ground to key in hand.

Draft Proposed Timeline



Critical Immediate Next Steps

1

Administer the RFP for Design Build Services on Friday, May 12th to allow for submission time for respondents by June 8, 2023.

2

Get out to vote on June 13, 2023 the ability to expend the ARPA funds available to contract for Phase 1: Preconstruction.