

RTD FASTRACKS WEST CORRIDOR PROJECT
Construction Manager/General Contractor (CM/GC)

- The Regional Transportation District has selected a team to perform Construction Manager/General Contractor (CM/GC) Services on the West Corridor Project of the FasTracks Program.
- The selected contractor is the Denver Transit Construction Group, a joint venture of Herzog Contracting Corporation of St. Joseph, MO and Stacy & Witbeck, Inc. of Alameda, California.
- The Denver Transit Construction Group (DTCG) offers proven CM/GC performance and industry leadership in pre-construction planning and urban LRT construction expertise.
- DTCG is a diverse and experienced team:
 - o Herzog Contracting Corp.
 - o Stacy & Witbeck, Inc.
 - o Edward Kraemer & Sons
 - o Lawrence Construction Company
 - o Jackson Construction Company (DBE)
 - o Meza Construction Company (DBE)
 - o Alcam Metal Distribution (DBE)
 - o Doss Technical Services (DBE)
 - o LFL International, Inc. (DBE)
- The 12.1-mile West Corridor Light Rail Transit (LRT) Project is part of RTD's \$7.9 billion FasTracks transit improvement program approved by the voters in November 2004. The West Corridor Project is currently in the Construction phase.

Why "CM/GC"?

- RTD determined the best method of delivering this \$707 million capital improvement project was through a contracting method known as Construction Manager/General Contractor or "CM/GC."
- There are many advantages of this contracting method:
 - o Opportunity to establish selection criteria to match objectives of the project
 - o Owner retains control of the final design process
 - o Owner selects the contractor based on qualifications and price
 - o Contractor is brought on board during the design phase to provide value engineering, constructability review, risk identification, cost estimating and scheduling of the construction
 - o Early contractor involvement results in better understanding of the contract requirements and reduces risk of claims
 - o Allows contractors to be creative in their approach to satisfy the DBE/SBE Program requirements
 - o Establishes a Guaranteed Maximum Price (GMP) prior to the start of construction providing greater cost certainty for the owner
 - o Allows time to resolve design, public, DBE participation, and jurisdictional issues prior to locking down the construction schedule and cost
 - o Establishes a partnership among owner, designer and contractor during design that is likely to carry through construction

Selection Process

- The West Corridor CM/GC Request for Proposals was released in March 2004.
- RTD received proposals from four joint venture teams on April 27, 2006.
- All four teams were interviewed by the selection committee on May 16, 2006.
- On May 23, 2006, the RTD Board concurred with staff's recommendation to select the Denver Transit Construction Group (DTCG) for the West Corridor CM/GC contract.
- On June 1, 2006, negotiations were conducted between RTD and DTCG and an agreement was reached on the terms of a two-year Pre-construction Services contract.
- The RTD Board approved the CM/GC contract at the June 20, 2006 Board Meeting.

Two-Phased Approach

- There are two phases to the CM/GC contract. Phase one is the Construction Management phase. During this phase, the contractor is providing professional services like scheduling, planning, and cost estimating in preparation for entering into construction, but not performing construction, although the contract was amended in 2008 to allow for some early construction work
- In Phase two, construction is performed by a General Contractor. As General Contractor, DTCG will manage their work, including their sub contractors. RTD's role will be to provide project management and construction oversight.
- In Phase two, the DTCG has the first opportunity to submit a proposal and be awarded the construction contract. If the parties are unable to reach an agreement on guaranteed maximum price, RTD reserves the right to award the contact to another contractor.