



ELEVATUS ARCHITECTURE

November 3, 2021

Lawrence County Board of Commissioners
90 Sherman Street
Deadwood, SD 57732

Subject: Lawrence Co Public Safety and Services Building – Project Schedule
Project No.: 1901305

Dear Commissioners:

The purpose of this letter is to inform the Commission that the Lawrence Co Public Safety and Services Building project schedule may not currently meet the Commission's expectations. This letter will also offer a solution.

As I understand, the Commission wishes to release bid documents to contractors for bidding late winter in an effort to catch contractors while they are aggressively pursuing work for the ensuing spring and summer of 2022. The assumption is contractors will bid projects more competitively the earlier they assemble their bids. Although we agree with the approach, it is our experience that contractors capable of a project of this scale are likely to bid aggressively regardless.

The current project schedule is outlined below:

Bidding Documents Complete:	April 1, 2022
Contractor Bidding Period (4 weeks)	May 2 (bid opening)
Contract negotiation (2 weeks)	May 16
Construction Begins	May 17

My intuition is the above schedule does not meet the Commission's expectation. A more desirable schedule completes bidding documents closer to February or early March; however, it would be irresponsible to force an accelerated bid document release to meet this goal as it would certainly increase the likelihood of poor construction documents which could lead to potential problems during construction, ultimately resulting in costly change orders. This is a scenario we need to avoid.

We do have a solution for the Commission to consider!

Although the project schedule above is accurate as a project whole, there are portions of the design drawings that could finish early. It is possible for the design team to finish an "Early Release Bid Package" and have it out for bid several weeks earlier. This Early Release Bid Package would include the following scopes of work:

- Site development
- Foundation/Concrete
- Under-slab utilities
- Structural steel package.

Implementing this approach would adjust the project schedule as follows:

Early Release Bid Package Complete:	February 15, 2022
Early Release Bid Package Bidding Period (4 weeks)	March 15 (bid opening)

Early Release Bid Package Contract negotiation (2 weeks)	March 31
Construction Begins	April 1
Balance of Bidding Documents Complete:	April 1
Contractor Bidding Period (4 weeks)	May 2 (bid opening)
Contract negotiation (2 weeks)	May 16
Balance of contractors join the Construction Team	May 17

Please understand that utilizing this approach does save 6 weeks of schedule, it will not take the entire project to market in late winter; rather roughly 25%-30% of the project. The balance of the work would still be delivered to contractors April 1st.

A Change in project delivery approach:

Many weeks ago, the Commission made the decision to utilize “Design-Bid-Build” to deliver the construction services for this project in lieu of “Construction Manager at Risk”. Both delivery methods have their pros and cons, and the purpose of this letter is not to revisit those. The Commission made an informed decision, and we are poised to move forward with the project. However, one advantage of the “Construction Manager at Risk” approach is the ability to assemble bid packages and release them at different times if the project circumstances dictate.

Releasing early bid package(s) is very cumbersome and risky in a design-bid-build delivery model and I *absolutely recommend against it*. Utilizing an early release bid package approach is best served when utilizing a Construction Manager at Risk project delivery method. I understand this will require a change in the selected project delivery method but will allow a portion of the project to be released for bid at an opportune time.

Should the Commission choose to go this route, the on boarding process for a Construction Manager needs to begin immediately and be completed as soon as possible. There is a prescriptive path with required steps that must be followed. We anticipate it would take the County roughly 6 weeks to get through this process; however, we would be happy to help expedite.

Sincerely,

ELEVATUS Architecture

Tony Vie, AIA
Partner

Attachments: Construction Delivery Method Schedule Comparison

cc: Brian Dean, Bruce Outka

Construction Delivery Method Schedule Comparison

10/25/2021

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
Construction Manager at Risk										
Design	[Blue]					[Blue]				
Bidding					[Green]	[Green]	[Green]			
Contract/Mobilization						[Dark Blue]		[Dark Blue]		
Construction							[Orange]	[Orange]	[Orange]	[Orange]

Early Release Bid Package:
 Site Development
 Foundations
 Structural Steel
 Under slab utilities

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
Design-Bid-Build										
Design	[Blue]					[Blue]				
Bidding							[Green]	[Green]		
Contract/Mobilization								[Dark Blue]		
Construction								[Orange]	[Orange]	[Orange]