

Procurement of Construction: *Construction Management Methods*

Selection of Construction Management Methods—

Subject to rules issued by the Procurement Policy Board, the Board of Education or the Procurement Officer may select the appropriate method of construction contracting management for a particular District construction project. The Board of Education or the Procurement Officer shall include in the contract file a written statement describing the facts which led to the selection of a particular method of construction contracting management for a particular project.

Before choosing a construction contracting management method, the Board of Education or the Procurement Officer shall consider the following factors:

- when the project must be ready to be occupied;
- the type of project;
- the extent to which the requirements of the District and the way they are to be met are known;
- the location of the project;
- the size, scope, complexity, and economics of the project;
- the source of funding and any resulting constraints necessitated by the funding source;
- the availability, qualification, and experience of public personnel to be assigned to the project and the amount of time that the public personnel can devote to the project; and
- the availability, qualifications, and experience of outside consultants and contractors to complete the project under the various methods being considered.

Utah Code § 63G-6a-1302(2), (3) (2013)

Construction Manager / General Contractor—

Subject to rules of the Procurement Policy Board and subject to this policy, the District may use a construction manager/general contractor as one method of construction contracting management. The construction manager/general contractor shall be selected using a standard procurement process or a valid exception to a standard process. In addition, when entering into a subcontract that was not specifically included in the construction manager/general contractor's cost proposal, the construction manager/general contractor shall procure the subcontractor by using a standard procurement process or a valid exception to a standard process in the same manner as if the subcontract work was procured directly by the District. A

construction manager/general contractor contract may include provision by the contractor of operations, maintenance, or financing.

Utah Code § 63G-6a-1302(4), (5), (8) (2013)

Design-Build Contract—

Subject to rules of the Procurement Policy Board and subject to this policy, the District may use a design-build provider as one method of construction contracting management. A design-build contract may include a provision for obtaining the site for the construction project. A design-build contract may include provision by the contractor of operations, maintenance, or financing.

Utah Code § 63G-6a-1302(6), (7) (2013)