

INTRODUCTION

This Edition of the Manual for Planning and Execution of State Permanent Improvement Projects, Part II, has been revised to more closely reflect 2008 statutory changes regarding project delivery methods for infrastructure facilities and the corresponding source selection methods. OSE has organized this manual to flow as closely as possible in the order of the construction process without changing the chapter numbers of prior editions for some of the most common procurement activities. For Example:

- Chapter 4 remains the chapter for selecting and contracting with Architect-engineers, land surveyors, and construction manager agents;
- Chapter 5 remains the chapter for building design and construction standards and document submittals;
- Chapter 6 is the chapter for the competitive sealed bidding process used in design-bid-build;
- Chapter 7 is the chapter for design-bid-build construction contract administration; and
- Chapters 8, 9, and 10 are essentially the same as in the 2008 Edition.

On the other hand, subjects previously discussed in Chapter 3, Certification, have been relocated to a new Chapter 13 to make room for additional subject matter. Chapter 3 is now the Chapter for selecting the project delivery method, source selection method, bonding requirements, and preparing the written determination of project delivery method. This Edition has a Chapter 11 covering the selection of a Construction Manager at Risk and administering the CM-R contract. This Edition also has a Chapter 12 covering the selection of a Design-Builder and administering the Design-Build contract.

The order of the Chapters does not indicate an OSE preference or emphasis on one project delivery method over another. The order is more a result of the desire to maintain some continuity in Chapter designations from previous editions of the Manual to the present Edition. As indicated by Chapter 3, the circumstances of each project will dictate the best project delivery method for that project.

The subject of pre-qualification is discussed in Chapter 3 and as a part of the selection procedures discussed in the Chapters for selecting the D-B-B contractor (Chpt. 6), and Design-Builder (Chpt. 12). Pre-qualification is not discussed in Chapter 3 on the selection of the Construction Manager at Risk because the Procurement Code only specifically addresses pre-qualification with respect to design-bid-build, design-build, design-build-operate-maintain, and design-build-finance-operate-maintain. This makes sense when one considers that the selection of a Construction Manager at Risk is largely based on qualifications and the cost of preparing a proposal for such services pales in comparison to the cost of preparing a design-build proposal. However, OSE does not intend to foreclose the possibility of pre-qualification for construction management at risk recognizing that there may be some unique set of circumstances warranting such an approach.