



# AGENDA

## Special County Health Committee

Tuesday, June 8, 2021

@ 10:30 a.m.

Peoria County Courthouse, Room 403

1. **Call to Order**
  
2. **Discussion**
  - Health & Human Services Campus
    - Funding Options
  
3. **Committee Action**
  - Project Delivery Model
  
4. **Miscellaneous**
  
5. **Adjournment**

## AGENDA BRIEFING

**COMMITTEE:** County Health  
**MEETING DATE:** June 8, 2021

**LINE ITEM:** N/A  
**AMOUNT:** N/A

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**ISSUE:**

For COMMITTEE ACTION: Health & Human Services Campus – Project Delivery Method

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**BACKGROUND/DISCUSSION:**

At the Committee’s last meeting, the staff presented and explained the various types of project delivery methods that can be used for the project. The purpose of this item is to provide a recommendation on which of those project delivery methods best suits the project.

It is important to note that the County Board has already made two policy decisions that impact the project. The first policy decision was to not budget for architectural and engineering services in FY2020. The second policy decision was to appropriate monies for architectural and engineering services in the FY 2021 Health Department appropriation.

The staff recommends the use of a Construction Manager at Risk (CMaR) for this project with the Integrated Project Delivery overlaid.

This method affords the county the opportunity for the following:

1. **Faster Delivery** – Early CM involvement allows for earlier start of construction and schedule compression.
2. **Financial Certainty** – CM manages project budget throughout design and construction.
3. **Highly Collaborative** – Owner, CM, and A/E team work collaboratively.
4. **Improved Productivity** – An achievable workflow minimizes waste and rework.
5. **Improved Quality** – CM input on alternative materials, equipment, or methods that may save money, time, or improve quality.
6. **Highly Collaborative** – Owner, CM, and A/E team work collaboratively as one team.
7. **Scope & Budget Alignment** – IPD uses a target cost approach maintained through consistent, real-time trending reports.
8. **Minimal Scope Gaps** – Early on-boarding of trade partners mitigates cost escalation and scope gaps.
9. **Procurement Input** – Owner input in all subcontractor selections which are competitive bids.
10. **Open Book Accounting** – Savings accrue to Owner or are shared.

The benefits listed above outweigh the disadvantages, which include:

1. **Less Familiarity** – Owners and architects less familiar with this process are less inclined to pursue it. *This is offset by the fact that several architects in the County’s pool of qualified firms are familiar with this process.*
2. **Fewer Qualified Firms** – GCs with experience delivering projects in a D-B-B role may lack preconstruction and construction management capabilities. *This is offset by the fact that there are several general contractors that provide CMaR services in our area.*
3. **Owner Effort** – Requires more Owner resources up front.
4. **Bid Packages** – Includes the use of multiple “bid packages” produced by the design team increasing risk to the Owner. *This is risk the staff is prepared to accept based on past practice.*

Throughout the remainder of the process, there will be several deliverables that the assembled design team would be charged with providing. These are based on previous discussions of the Committee and include but are not limited to the list below. This would be accomplished through a series of “gate check” meetings with the Committee.

- ★ Process Mapping
- ★ Service Delivery Mapping
- ★ Various Design Elements
- ★ Renovate vs. Replace
- ★ If Replace, Site Location Selection

Additionally, the Management Team will deploy the parking lot strategy for when Committee Members ask questions that may be better answered by the Design Team based on their scope of work.

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**COUNTY BOARD GOALS:**



**FINANCIAL STABILITY**



**INFRASTRUCTURE STEWARDSHIP**



**EFFECTIVE SERVICE DELIVERY**



**HEALTHY VIBRANT COMMUNITIES**



**COLLABORATION**

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**STAFF RECOMMENDATION:**

**APPROVE PROJECT DELIVERY METHOD AS OUTLINED**

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**COMMITTEE ACTION:**

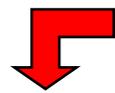
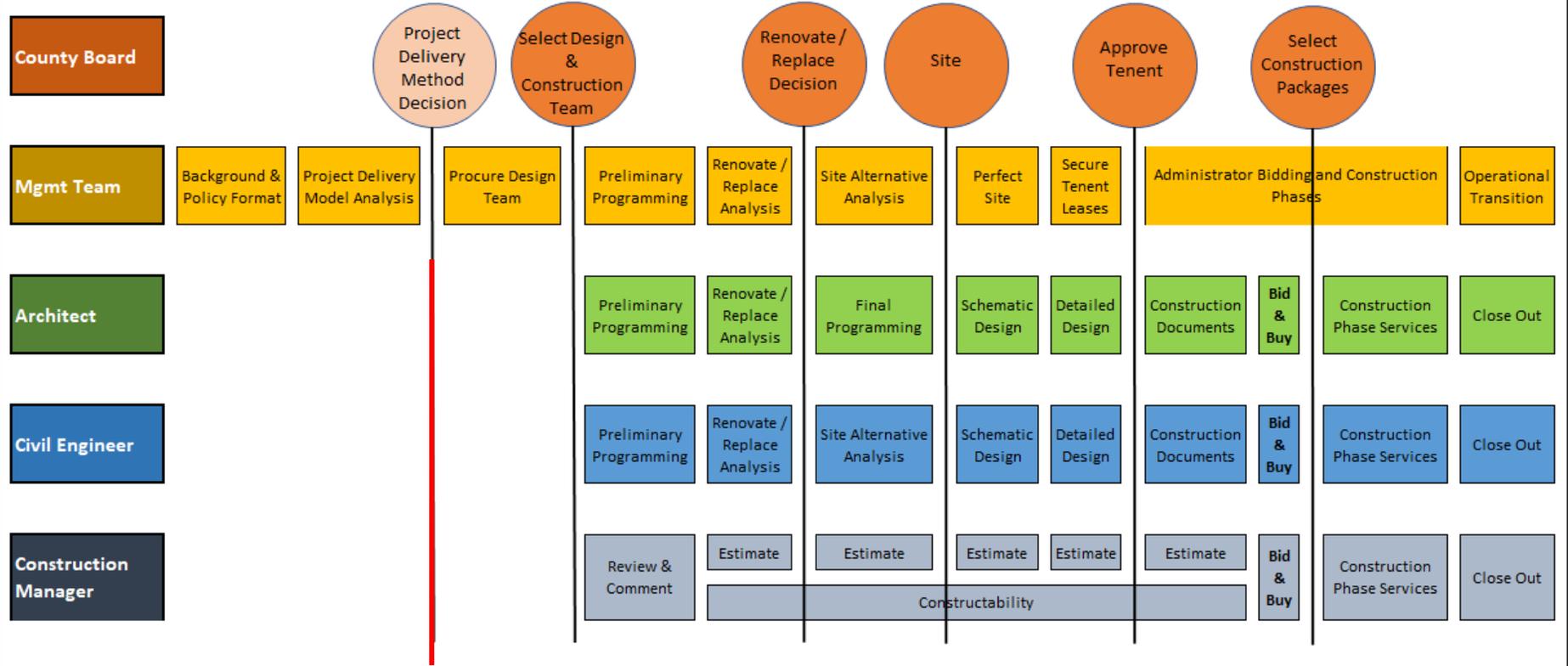
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**PREPARED BY:** Scott Sorrel, County Administrator & Monica Hendrickson, Public Health Administrator

**DEPARTMENT:** County Administration & City/County Health Department      **DATE:** June 3, 2021

## General Project Work Flow

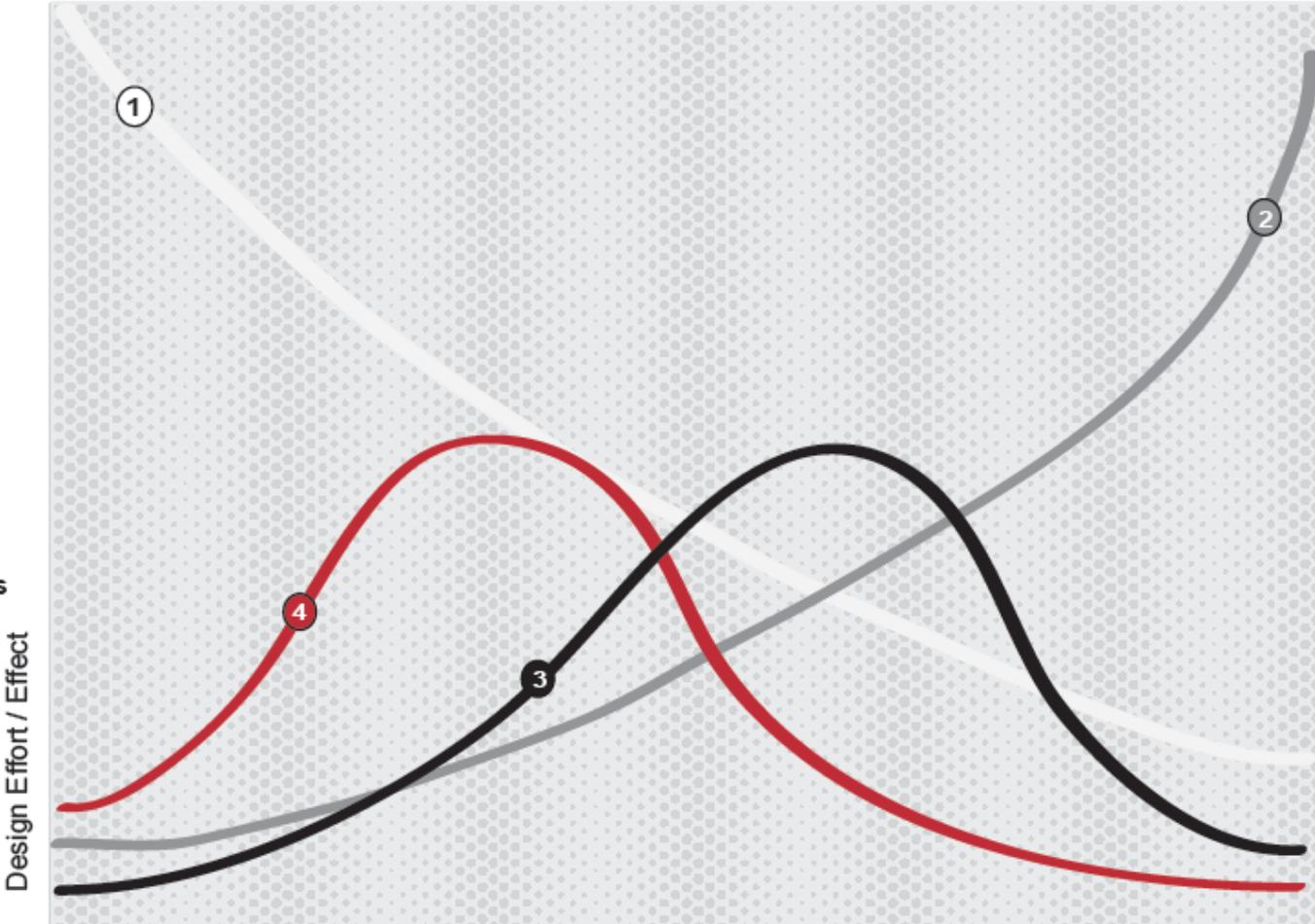
We Are Here

# MacLeamy Curve

Time / Schedule

- ① ability to impact cost and functional capabilities
- ② cost of design changes
- ③ traditional design process
- ④ Integrated Project Delivery Process



traditional	Predesign	Schematic Design	Design Development	Construction Documents	Agency Permit/ Bidding	Construction
Integrated	Conceptualization	Criteria Design	Detailed Design	Implementation Documents	Agency Coord/ Final Buyout	Construction