

US 101 SOUTH OF SALINAS CORRIDOR



CONSTRUCTION MANAGER / GENERAL CONTRACTOR

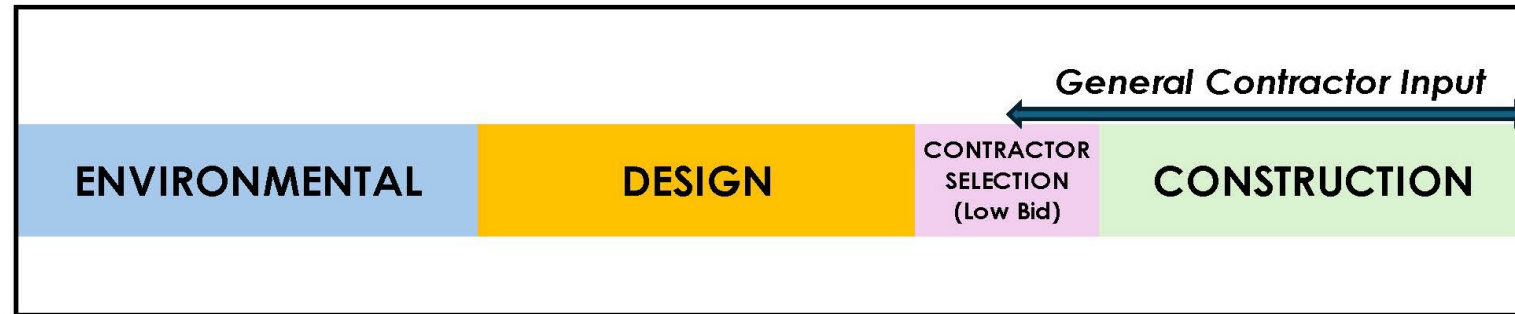
PROJECT DELIVERY METHOD

**TRANSPORTATION AGENCY OF MONTEREY COUNTY
BOARD**

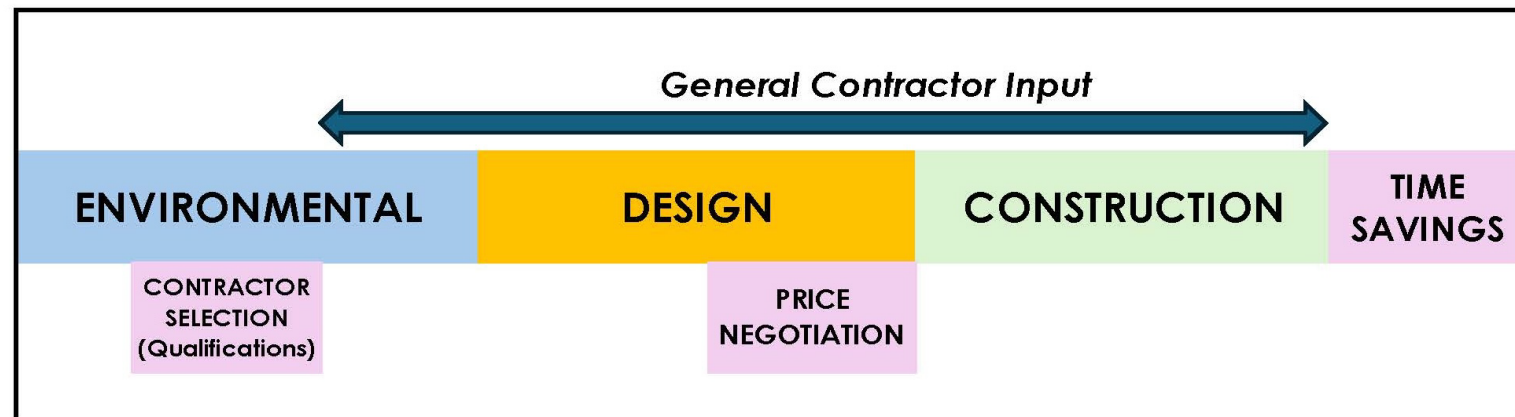
SEPTEMBER 24, 2025

DESIGN-BID-BUILD vs CMGC

DESIGN - BID-BUILD



CONSTRUCTION MANAGER / GENERAL CONTRACTOR





PROJECT FEATURES SUITED FOR CMGC

- Well defined project scope
- High level of technical complexity
- Opportunities for innovation
- Opportunities for schedule acceleration

CMGC

PRE-CONSTRUCTION

- Cost Estimating
- Subcontracting Plan
- Scheduling
- Utility Coordination
- Construction Phasing
- Constructability Review
- Risk Analysis
- Quantity Verification
- Third Party Approval

Price
Agreement

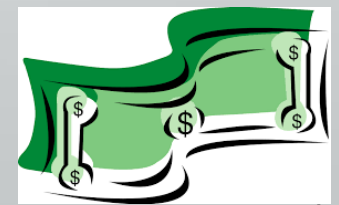
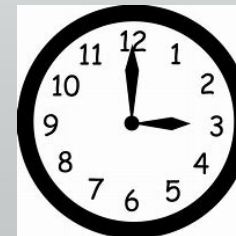


CONSTRUCTION

- Construct Project

CMGC OPPORTUNITIES

- Risk Mitigation
- Construction Cost Certainty
- Streamline Delivery / Overlapping Construction Contracts
- Schedule Optimization
- Design Quality
- Innovation
- Assist with Permits / 3rd Parties' approvals





CMGC CHALLENGES

- Designer and Contractor interaction
- Estimate Reconciliation (bid-based vs. cost-based)
- Open mind to Develop Innovations
- Redesign to implement Contractor's input
- Higher Pre-Construction Costs
 - (1.5 to 2% of Construction)



RISK MITIGATION & COST CERTAINTY

- CMGC
 - CMGC & Designer Input
 - Design modifications to minimize risk
 - Contingency & Risk Cost
 - **Contractor Risks included in Construction Contract**
 - **Owner Risks included in Contingency**
- Design-Bid-Build
 - Designer Input Only
 - General Contractor (Low Bid to be Selected)
 - Contingency & Risk Cost
 - **Contingency % of Construction Contract Value**
 - **Change Orders & Claims**

SANTA BARBARA HIGHWAY 101 CORRIDOR IMPROVEMENTS



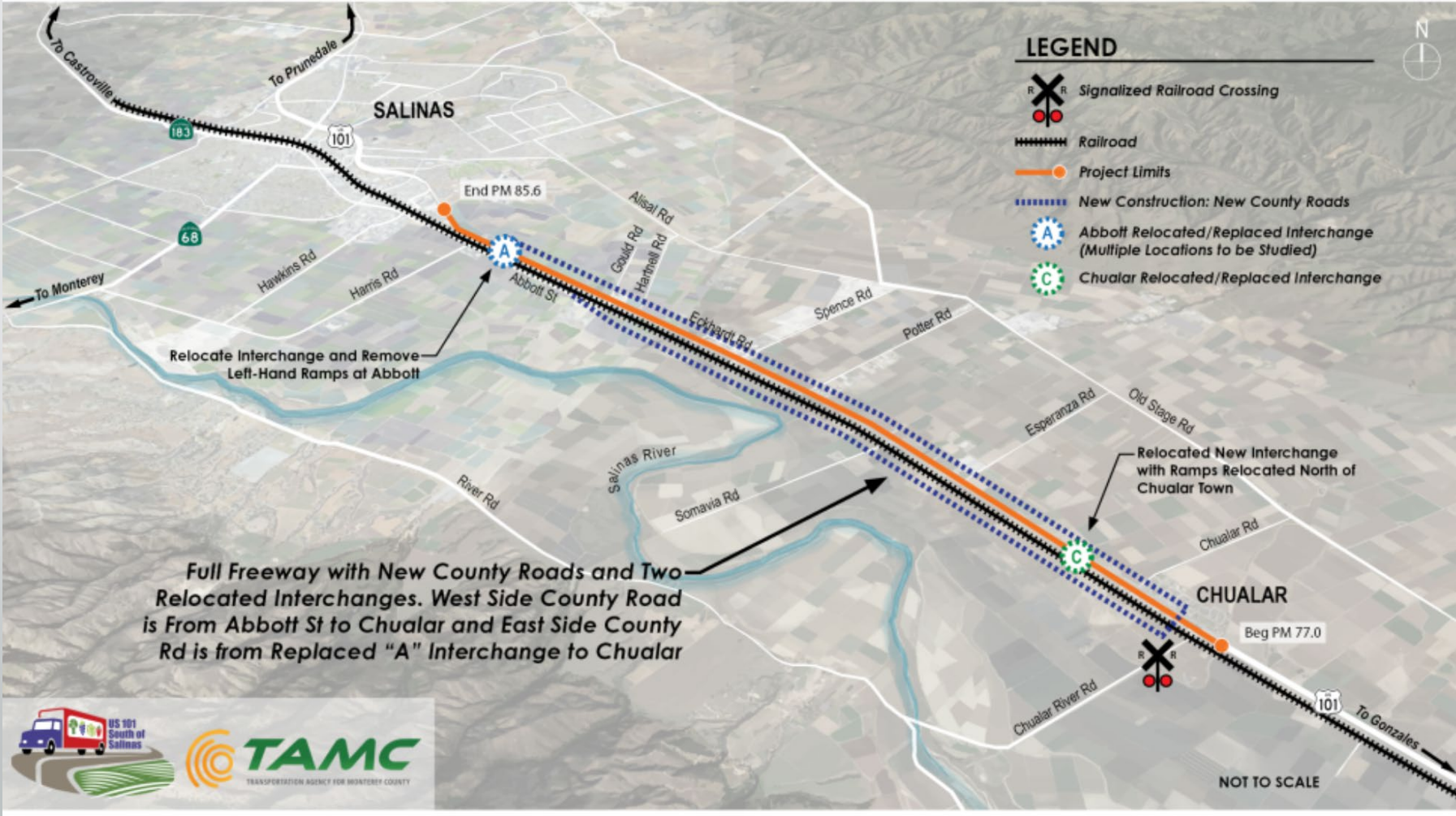


Santa Barbara Hwy 101

Why CMGC?

- Complex Staging
- Avoids Claim Risks from Adjacent Contractors
- Completion Acceleration
- Delivery Flexibility to Align with Funding Opportunities
- Railroad & Utilities Coordination

US 101 SOS CORRIDOR PROJECT



US 101 SOS CORRIDOR IMPROVEMENT PROJECT WHY CMGC?



- Risk Mitigation
- Construction Cost Certainty
- Delivery Flexibility to Align with Funding Opportunities
- Schedule Optimization
- Innovation Opportunities
- Assist with Railroad, Utilities & Permits

US 101 SOS CORRIDOR IMPROVEMENT PROJECT



QUESTIONS