

# Massachusetts Port Authority

## 11<sup>th</sup> Annual Owner's Forum – Optimizing Project Teams

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# FY09-13 Capital Program

	<u>FY09-13</u>
Total Projects	417
Massport Funds:	\$861.5 M
CFC Funds:	\$238 M
Stimulus (FAA) AIP:	\$12.5 M
Private Funds:	\$39 M
Contingent On Funding:	\$504 M
Unfunded:	\$225 M

# Capital Programs Statistics

- Average Number of Construction Awards - 44
- Average Total Per Year - \$100M
- Average Number of Consultant Awards - \$41M
- Average Total Per Year - \$48M



# Massport Project Team

- Capital Programs Staff
  - Procurement/Contracts - 1
  - Contract Specialist - 2
  - Project Controls - 3
  - Project Managers - 11-15
- Supporting Departments
  - Legal
  - Diversity
  - Accounting
  - Facilities



# Project Delivery Method

## Traditional Design – Bid – Build

### PROS

- Familiarity
- Owner Friendly Contract Language
- Price Competition
- Lowest Initial Cost

### CONS

- Contractor Qualifications
- Adversarial Relationship
- Claims / Litigation Mentality
- Quality
- Additional Oversight Costs



# Design-Bid-Build Internal Resources

- Standard Contract Documents
- Standard Procedures/Guidelines
- Clear Project Expectations
- Simple Contract Negotiations
- Minimal Legal Involvement
- Minimal Project Controls
- Simple Accounting Interface
- M/W/DBE Compliance



# Project Delivery Method

## CM at Risk Guaranteed Maximum Price

### PROS

- Qualified Contractor
- Professional Working Relationship
- Team Collaboration /Realignment During Project
- Cost, Schedule, Quality Control Experience
- Pre-Construction Services

### CONS

- Lack of Familiarity
- Develop or Select Contract Documents
- Additional Procurement Time
- Higher Initial Bid Price



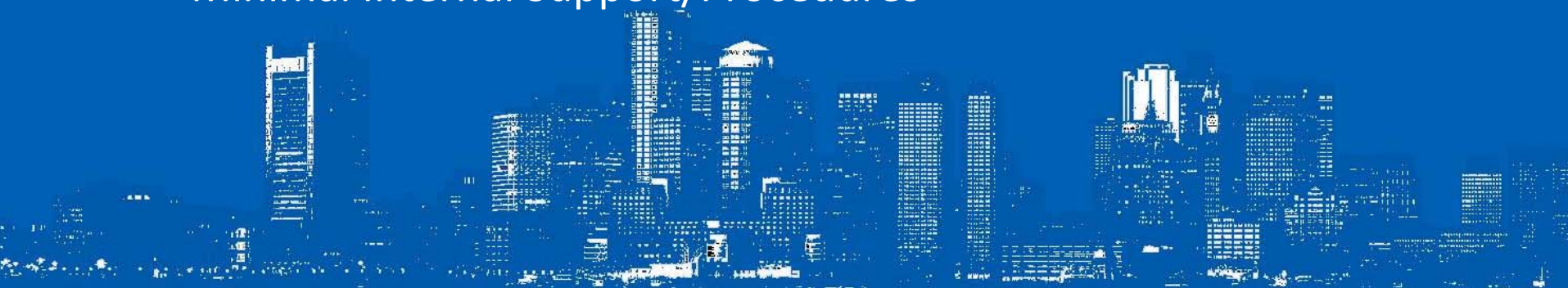
# CM at Risk Internal Resources

- New Contract Documents
- Increased Contract Negotiations
- Lack of Standard Procedures
- Increased Legal Involvement
- Increased Procurement Involvement/Time
- Increased Project Controls Support
- Contingency – Mine or Yours?



# Design Build/IPD

- New Design Build Procedures – Approved Nov. 2009
  - No new documents
  - FAA Funding/Approval of Alternative Delivery
  - ??????
- Integrated Project Delivery
  - Regulatory Barriers – Public Bidding
  - Documents
- Minimal Internal Support/Procedures



# Questions, Comments and Suggestions

