



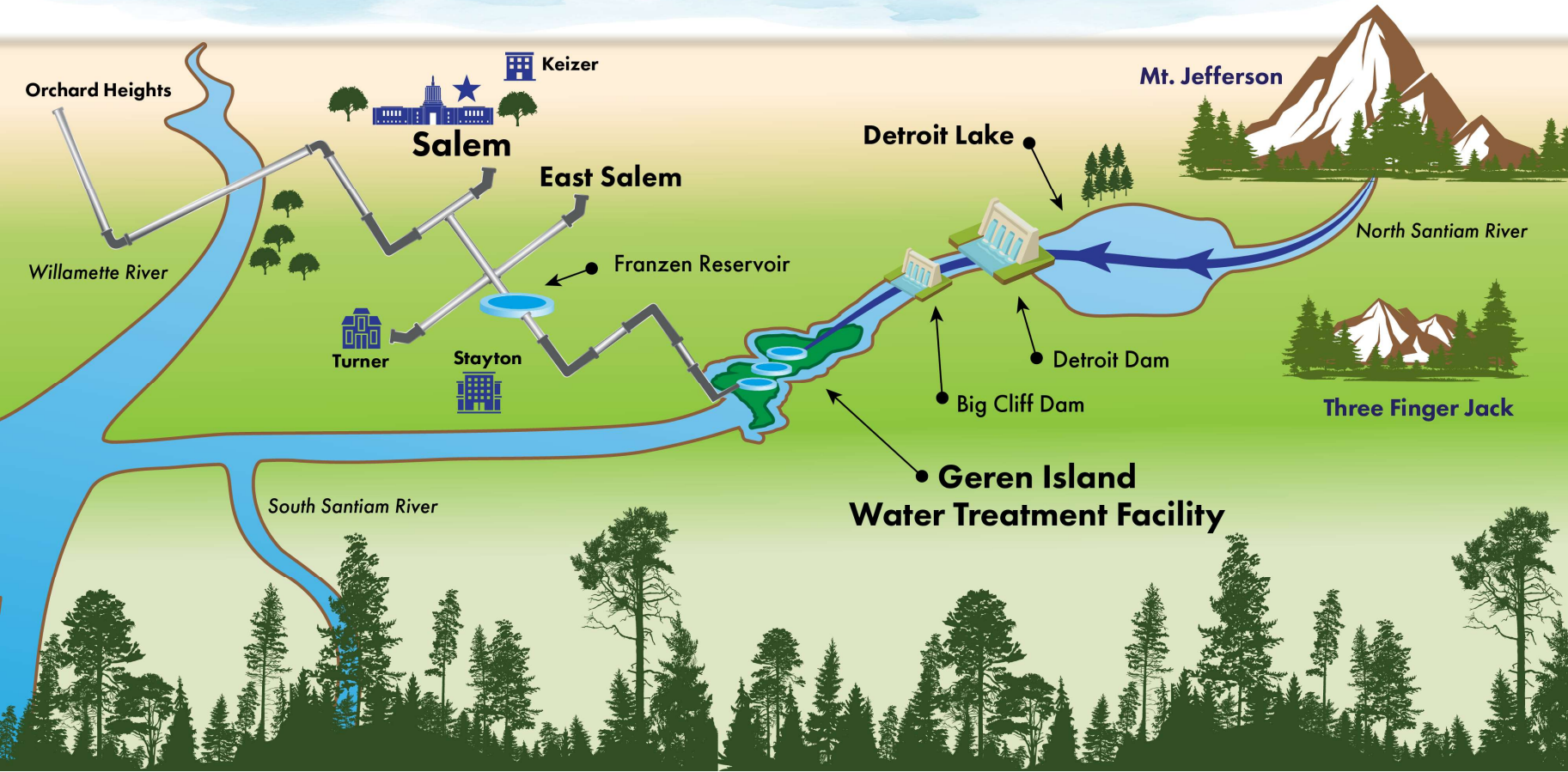
Geren Island Flow Maintenance Project

Collaborative Contracting Method Authorization

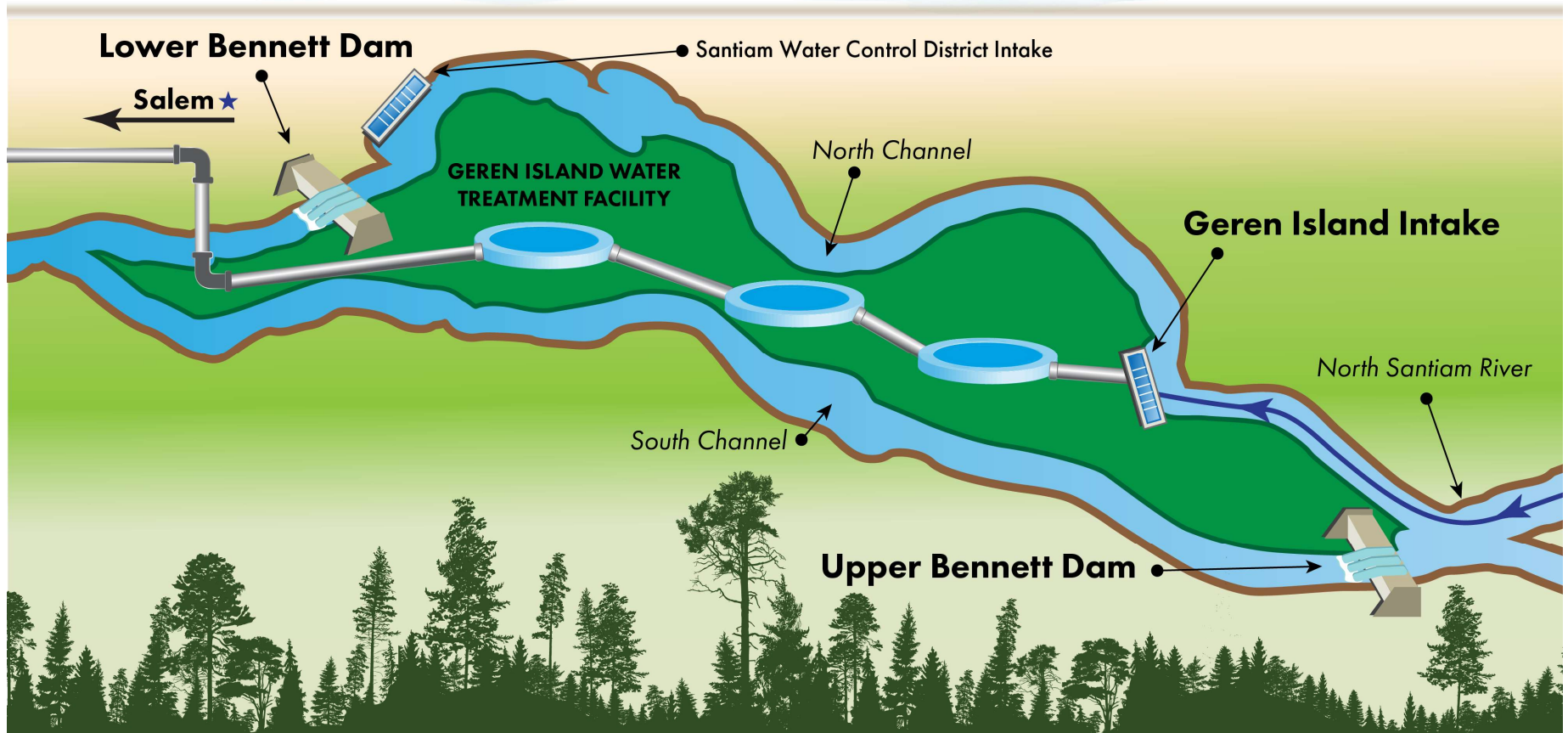
June 22, 2026



Salem's Water System



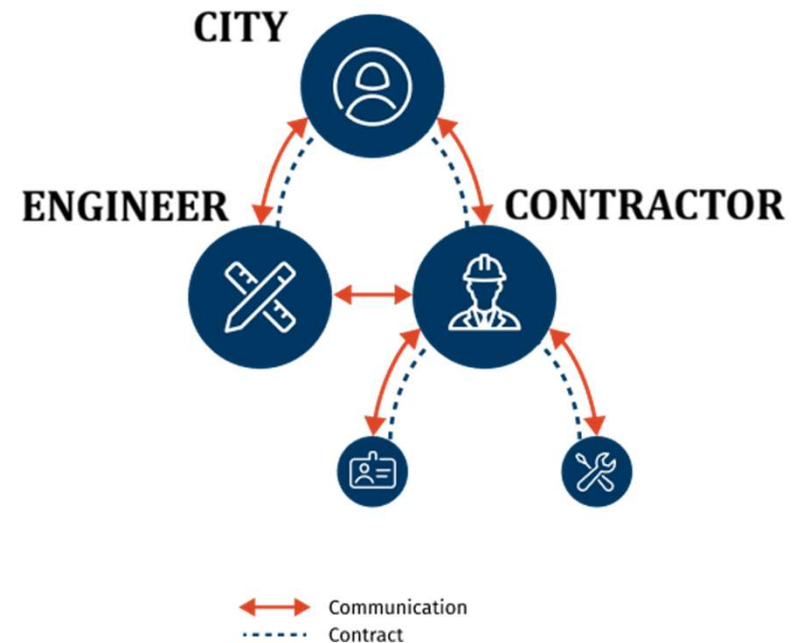
Geren Island Treatment Plant



Benefits of CMAR (aka CM/GC)



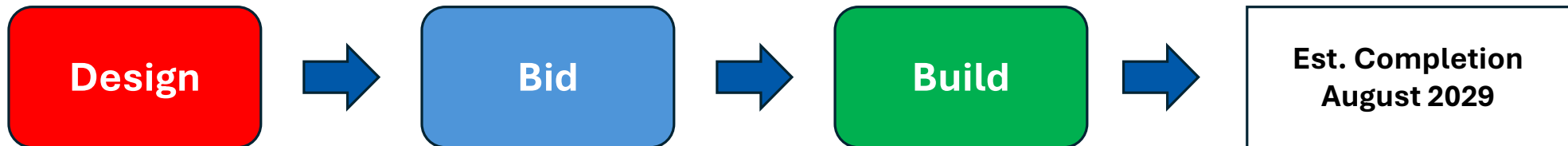
- Contractor is project team member earlier.
- Specialized tool for complex projects.
- Accelerates the schedule.
- Allows for early work and procurement.
- Better at managing high-risk projects.
- Supports early collaboration.
- Provides faster project delivery.
- Encourages local participation.
- Provides budget certainty.



Schedule



Standard Procurement Process



Collaborative Delivery Procurement





Recommendation:

Adopt Resolution in support of an exemption from the competitive bidding process and use of a CMAR contracting method for the Geren Island Flow Maintenance Project.

Thank you.

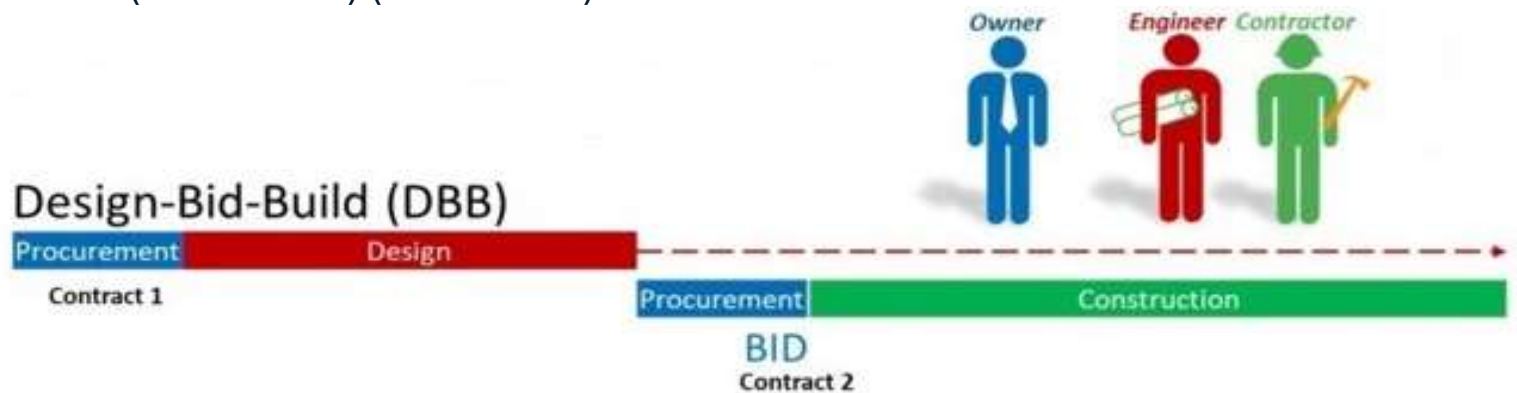




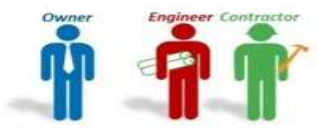
Design-Bid-Build

The Traditional Approach

- **Process:** A sequential, three-phase process.
 1. **Design:** The owner hires a designer to complete all construction documents.
 2. **Bid:** The completed design is sent out for competitive bidding among general contractors.
 3. **Build:** The owner awards the contract to the lowest responsible bidder, and construction begins.
- **Project Flow:**
 - Owner → Designer (Contract 1)
 - Owner → Contractor (Lowest Bid) (Contract 2)



Construction Manager At Risk (CMAR) – A Collaborative Model



 Communication
 Contract

