



I-5 ROSE QUARTER

IMPROVEMENT PROJECT

BUILDING THE I-5 ROSE QUARTER IMPROVEMENT PROJECT USING THE CONSTRUCTION MANAGER/GENERAL CONTRACTOR METHOD

ODOT is reshaping the way we do business by taking a more collaborative and transparent approach to contracting work for the I-5 Rose Quarter Improvement Project. This new approach includes using the Construction Manager/General Contractor (CM/GC) method of project delivery over other, more traditional methods. Our CM/GC for the project, Hamilton Sundt, a Joint Venture (HSJV) in association with Raimore Construction, one of the largest Black-owned contractors in the state of Oregon, joined the team in 2020. We selected HSJV for its unique experience with complex transportation projects like this one and its expertise in CM/GC processes.



WHAT MAKES CM/GC DIFFERENT?

Unlike most construction projects, the CM/GC method of project delivery is when a project owner (ODOT) hires a contractor (HSJV) to join the project during design – well before construction begins. By working together early, the team can reduce costs, lower risk, save time and help identify important design alternatives ahead of construction. A complicated project like the I-5 Rose Quarter Improvement Project is a great fit for the CM/GC approach.

WHY DID ODOT CHOOSE CM/GC OVER MORE TRADITIONAL CONTRACTING METHODS?



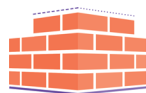
Optimize innovation in the design, accelerating project delivery times while reducing overall cost and project risk.



Improve community partnerships through early and ongoing public input on project design details.



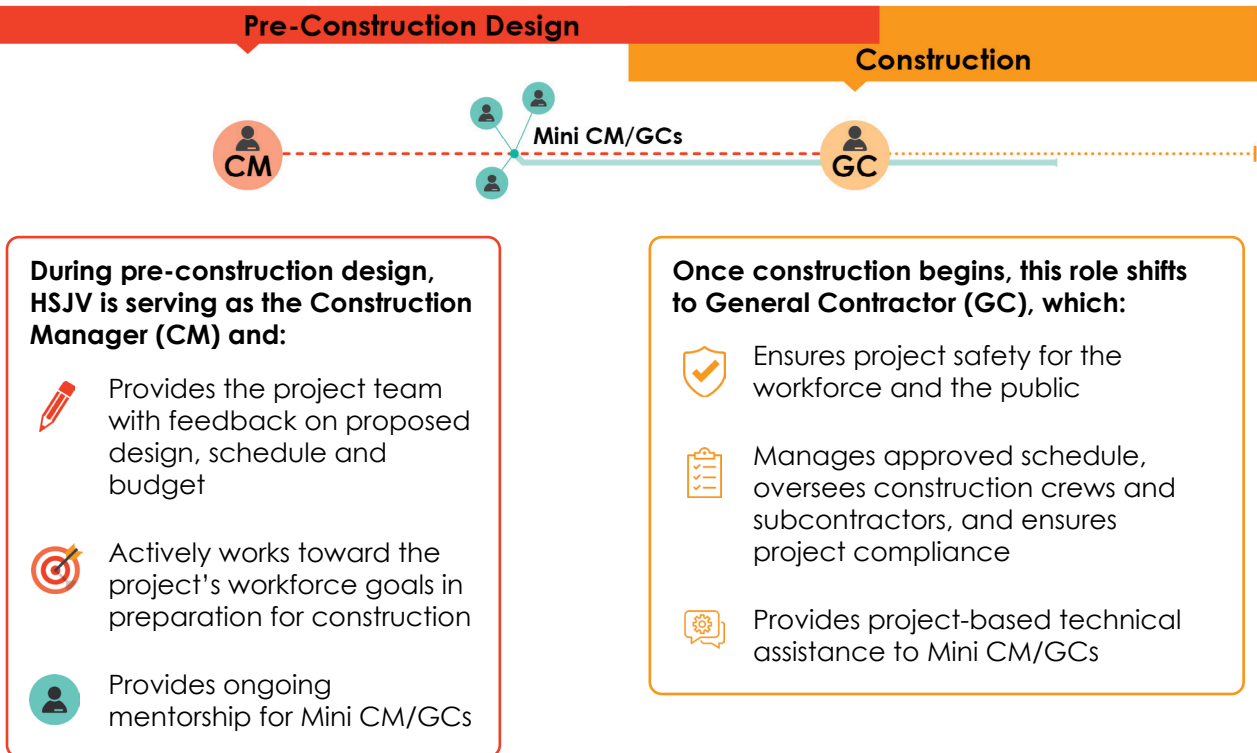
Increase economic opportunities by expanding contracting opportunities and building a diverse workforce through early engagement with Disadvantaged Business Enterprises (DBEs).



Lay the foundation for more agency projects to use the CM/GC method in the future. This is only the second time ODOT has used a CM/GC and the first time on a project of this significant size and complexity.

THE CM/GC PROCESS

The CM/GC process consists of two phases: pre-construction design and construction.



The I-5 Rose Quarter Improvement Project is using a CM/GC for the overall project, as well as "Mini CM/GC" subcontracts to encourage DBE participation.

Mini CM/GCs follow the same CM/GC process. They join the project during the design phase and complete work on smaller work contracts within the larger project. So far on this project, HSJV has selected small, minority- and/or women-owned contractors who are certified as DBEs.

HSJV is providing mentorship in the processes of hiring and managing construction projects with the goal of growing these businesses.

Quick Reference	
CM	Construction Manager
GC	General Contractor
DBE	Disadvantaged Business Enterprise
HSJV	Hamilton Sundt, a Joint Venture

Learn more about project workforce opportunities by visiting www.i5rosequarter.org/community/workforce-opportunities.aspx or by scanning the QR code and signing up for our newsletter.



i5RoseQuarter.org

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