



ALTERNATIVE PROJECT DELIVERY METHODS

Design-Build

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ALTERNATIVE PROJECT DELIVERY METHODS

- About AB 1402 (D-B for K-12)
 - Minimum Cost of project -- \$10,000,000
 - Use of Design-Build must:
 - **Reduce project costs from traditional delivery;**
 - **Accelerate completion; or**
 - **Provide features not achievable through traditional delivery**
 - Avoids "Low Price" Bidding Requirement
 - **Best Value Selection**
 - Requires Labor Compliance Program
 - Final Report to Legislative Analyst's Office

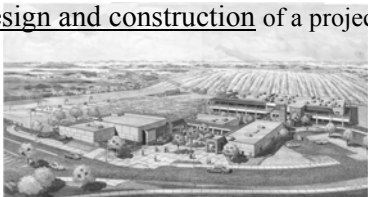




ALTERNATIVE PROJECT DELIVERY METHODS

- What is Design-Build?

Design-Build is a project delivery method using a single contract with a properly licensed entity for design and construction of a project.





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Definitions

- Where a single entity is the designer-of-record and the constructor-of-record
- The D-B entity assumes the responsibility for the cost, schedule, quality and management of the entire process, except for the responsibilities that the District retains for itself





ALTERNATIVE PROJECT DELIVERY METHODS

• Basic Difference

Design-Bid-Build

The District warrants to the Contractor that the drawings and specifications are complete and free from errors.

Design-Build

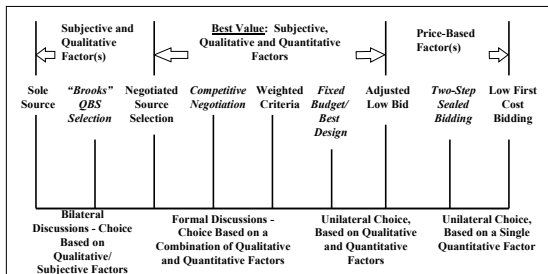
The Design-Builder warrants to the District that it will produce documents that are complete and free from errors.





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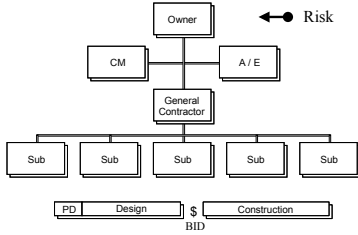
• Procurement/Selection Spectrum





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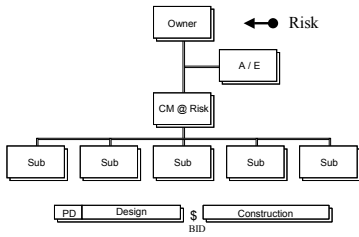
• Design-Bid-Build





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• CM At-Risk

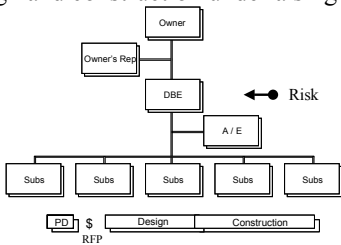




ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build

Design and construction under a single contract





ALTERNATIVE PROJECT DELIVERY METHODS

• Relationships

PRACTICAL & CONTRACTUAL

- District – Design-Build Entity
- Contractor – Design-Build Entity
- Architect – Design-Build Entity
- Architect – District
- Architect – State Agencies
- Project Inspector (IOR) – Design-Build Entity
- Subcontractors – Design-Build Entity





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities (10 Steps)

DISTRICT

1. Findings and Public Notice
2. Hire or assign Criteria Professional
3. Develop Project Program
4. RFQ – (DIR Questionnaire with Added Information)
5. Interviews and Short List to 3 Most Qualified





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities (10 Steps)

DISTRICT (continued)

6. RFP – Criteria Documents (Instructions, Ed Spec, Performance Spec)
7. Interviews and Award
8. District Involvement in DD process
9. Construction Monthly Meetings and Progress Payments
10. Commissioning / Close Out





ALTERNATIVE PROJECT DELIVERY METHODS

- Responsibilities (General)

- DISTRICT (continued)

- Adequate and Timely Funding Source
 - Hire Project Inspector
 - Monthly and Final Payments
 - Ensure Compliance with RFP
 - Labor Compliance





ALTERNATIVE PROJECT DELIVERY METHODS

- Responsibilities

- ARCHITECT/ENGINEERS

- Properly licensed
 - Adhere to RFP
 - Criteria Documents
 - Ed Spec
 - Performance Specs
 - Design to Budget
 - DSA Approvals





ALTERNATIVE PROJECT DELIVERY METHODS

- Responsibilities

- ARCHITECT/ENGINEERS (continued)

- Construction Administration
 - Approve Project Inspector (IOR)
 - Punch Out
 - Notice of Completion
 - Final Reporting to State Agencies





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities

CONTRACTOR

- Properly licensed
- Provide Bonding
- Adhere to RFP
 - Criteria Documents
 - Ed Spec
 - Performance Specs
- Bidding and Subcontracting





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities

CONTRACTOR (continued)

- Risk -- Design and Construction
- Construction Management
- Schedule Control
- Cost Control
- Quality Control
- Safety





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities

OWNER'S REP

- District's Agent
- Plan review
- Conformance
 - Ed Spec
 - Other District facilities
 - District Standards
- Submittal review





ALTERNATIVE PROJECT DELIVERY METHODS

• Responsibilities

OWNER'S REP (continued)

- Oversight during construction
- "Punch List" review
- Coordinate Move-In between District Staff and D-B Entity
- Project Close-Out





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Pro's

Faster!
Better!
Cheaper!





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Pro's

- D-B continuity
 - Arch & Contractor on board from beginning
 - D-B team has the design & construction risk
- Easier for District to administer
- Reduced District Staff and Consultant involvement
- Opportunity for Value Added through Cost Savings
- Focuses on a Complete Project
- Tighter Quality Control for design and at Jobsite
- Teamwork encouraged/promoted
- Fosters strong, positive relationships





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Pro's

- Allows for Best Value Selection
- Shifts Design & Construction Risk to D-B Entity
- Single contract with a single point of responsibility for both Design and Construction
- Final Cost known upon award, before Design begins
- Project Cost is reduced vis-à-vis traditional method
- Project Delivery Time is reduced vis-à-vis traditional method
- Design-Build contractors add construction practicality to design imagination





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Pro's

- Districts have a Professional Representative on their side to protect their interests
- Contractor can negotiate Subcontracts methodically so the District can benefit from good prices, reliable Subcontractors, better technology and tighter contracts
- Best Value Procurement is incentive to do a good job
- Not Required to accept low bid regardless of past performance
- Construction can start before building design is complete and approved by DSA





ALTERNATIVE PROJECT DELIVERY METHODS

• Design-Build Challenges

- New way of thinking – Paradigm Shift
 - District
 - Architect/Engineers
 - Contractors
 - Subcontractors
 - Government Agencies
 - DSA, OPSC, DTSC, CDE, City, County





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• Design-Build Challenges

- If the intent of the project is unclear and the District's standards are unclear, the District is in a weak position to control design and specification requirements without incurring additional costs
- If the work to be done for an agreed-upon price is not clearly defined, the agreed-upon contract price may include costs for risk by the design-builder
- The fiduciary responsibility for the design-builder is with his contract only and, depending on contract type, they may have no financial incentive to make the project costs decrease.





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• Design-Build Challenges

- Unforeseen conditions, District scope changes or unclear direction will cause Change Orders

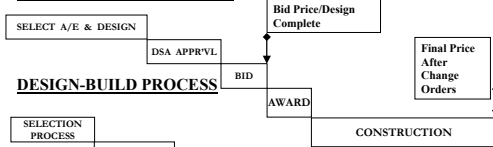




ALTERNATIVE PROJECT DELIVERY METHODS

• Price Guarantee Comparison

CONVENTIONAL PROCESS





ALTERNATIVE PROJECT DELIVERY METHODS

- Common D-B Misconceptions
 - Should only be used on simple projects
 - Non-Union vs Union
 - Loss of control
 - Requires more management
 - Must use “bridging” documents to get what is wanted
 - Design-Builder will design a cheap, non-attractive structure





ALTERNATIVE PROJECT DELIVERY METHODS

- Design-Build Works!
Carmen Dragon Elementary

“I was impressed with the ease of construction start up.”
Denise Wakefield, AUSD Director of Facilities and Operations

“For us, design-build is a lot easier. What I notice most of the time is the cooperation between the builder and the architect. Design-build is a lot more about problem solving than problem identification and blaming.”
Dennis Goettsch, AUSD Superintendent of Schools

“The School Board has a comfort level with the team and the design-build process. They are not dealing with the typical change orders seen on most projects. Everyone seems to be on the same page, wanting to do the same thing.”
Richard Hinman, AIA, Owner’s Representative





ALTERNATIVE PROJECT DELIVERY METHODS

- 3 Important Factors in Team Selection
 - Provide Best Information for Procurement
 - Ed Spec, Performance Specs
 - Involve All Stakeholders
 - Use Best Practices for RFP
 - Criteria vs. Bridging Documents
 - Contract Type and Language
 - Selection based on Best Value
 - Combination of Factors Including Past Performance