


Alternate Delivery Presentation Expectations

- Not the “Silver Bullet”
- Information to make an Informed Decision
 - Can Design/Build Help
 - If Yes, When and Where
 - Legislation
- Meeting Current Challenges
 - Program Management
 - Bundling
 - Design Build


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PUBLIC WORKS PROJECT EXPECTATIONS

- Functional
- Economical
- Long Life
- Enhances Quality of Life
- Encourages Economic Activity


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FACTORS IN PROJECT DELIVERY

- Cost
- Schedule
- Quality
- Public Perception
- Reliability
- Public Disruption
- Factors Unique to Project
 - Environmental Approvals
 - Right of Way
 - Utilities

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DELIVERY METHODS

- Design-Bid-Build (D-B-B)
- Design-Build (D-B)
- Construction Manager @ Risk (CM@R)
- Public Private Partnership (P3)


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D-B-B

Traditional project delivery system where an owner provides design and construction management. The contractor is hired under a separate contract.


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DESIGN-BUILD (D-B)

An alternative project delivery system where an owner hires the engineer and contractor under one contract.

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DESIGN-BUILD

A single organization offering both construction and design Services through one contract to an Owner.



Construction starts before design is completed, pricing occurs before/during design.


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DESIGN-BUILD System Strengths

- Single point of responsibility
- Shorter time to develop project
- Total cost can be determined very early
- Design innovation more readily achieved
- High level of accountability can result in higher quality
- Reduced conflict

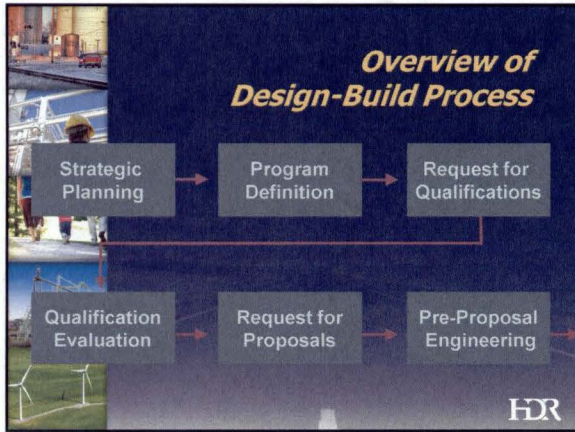
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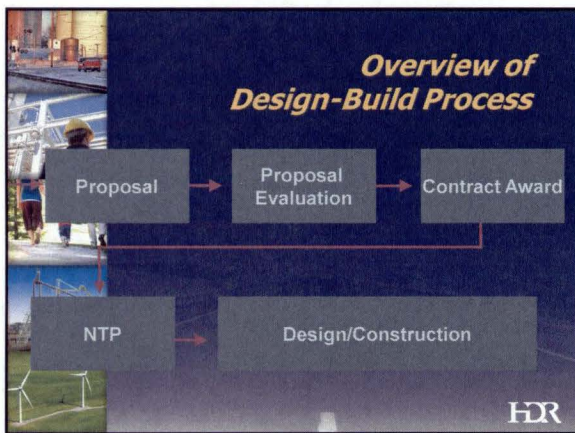


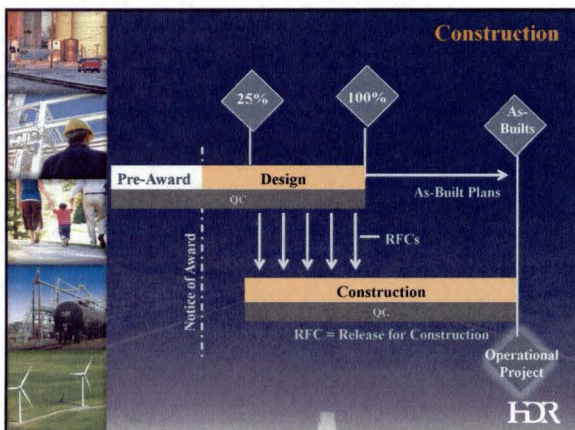
DESIGN-BUILD System Weaknesses

- Time & cost of implementing competitive process
- Overly involved Owner may impact Design-Builder
- Price provided before design documents completed
- Designer doesn't work directly for Owner

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Is Design-Build For Every Project?

No! Best used on projects meeting 1 to 5 of these criteria:

1. Time - Have tight schedule.
2. Cash Flow - Need to maintain a set budget number.
3. Single Point of Responsibility - Want one contract.
4. Performance - Risk of delivery is with the Design/Builder. (Design and Construction)
5. Complex Situations - Multiple Solutions

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Important Points to Consider

Design-Build

- Requires careful planning and execution.
- Requires a bid package that is comprehensive enough to assure the owner gets what is wanted, but is not overly restrictive.


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For D-B DO

- Provide Industry Review
- Develop a Structured Transparent Procurement Process
- Designate a PM with Appropriate Decision Making Authority
- Delegate Risk to the Party Best Able to Mitigate the Risk
- Identify Quality Expectations and Demand Performance


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For D-B DO

- Establish Responsibility for Quality Assurance
- Identify How Differing Conditions will be Handled
- Identify Budget
- Establish a Dispute Resolution Process in the Procurement Documents


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DON'T

- Expect Alternative Delivery to be the Silver Bullet

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Things To Consider

- Industry Support
- Institutional Support
- Legislative Drafting

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