PROGRESSIVE DESIGN-BUILD

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**Why a New Way?**

**Introduction**

- The Airport’s Commitment to develop World Class Facilities
- Deliver Exceptional Project Outcomes (EPO)
- Develop Programs that meet all Stakeholder Requirements
- Become an Agency of Choice for Designers & Builders
- Create an Environment of Collaboration
- Develop a Partnered Approach
- Resolution & Problem Solving
- Promote Creativity & Innovation
- HAVE FUN!!!
Why Design-Build?

Introduction

- Single Point of Accountability
- Enhanced Risk Allocation
- Quicker, More Cost Effective Project
- Different Variations Can Be tailored to the unique project and client needs
**Design-Build Variations**

*“Prescriptive DB”*

- Includes some degree of design completion (usually 10-30%) as part of procurement
- Typically more price-based procurement
- Owner’s preferences are clearly defined in procurement documents
- Selection is based on some combination of qualifications schedule & cost (GMP)
- During procurement owner has little input into this preliminary design
- Changes to any element of the project at a later date, after contract negotiations, can lead to change orders
Design-Build Variations
“Performance DB”

- Measureable performance criteria or objectives for operation, rather than on specific design approaches
- Utilized when an owner has specific performance goals
- Includes standard construction specifications while allowing proposers greater flexibility in the design & approach
- Often requires some level of design completion much like the prescriptive approach (can be as much as 10-30%)
- Design is completed with no input from the owner with the exception of performance objectives detailed in procurement docs
- Can also lead to future change orders
Progressive Design-Build
A New Way

- Allows for enhanced owner control of scope, quality, price, & schedule decisions
- Allows for enhanced owner input throughout the project
- Decisions are based on more than construction cost
- Practically eliminates change orders & surprises
- Simple & less costly procurement
- Single Point of Accountability
- Enhanced Risk Allocation
- Quicker, More Cost Effective Project
**Fixed Price VS PROGRESSIVE**
**Similarities & Differences**

**FIXED PRICE DESIGN-BUILD**
- Known Cost at time of selection,
- Involvement of Design Builder during development of design,
- Benefit of multiple design solution and innovation through competition,
- Owner must define program and design criteria to minimal level,
- Cost significant factor in selection,
- Significant investment by DB Teams in selection process.

**PROGRESSIVE DESIGN-BUILD**
- Final Cost after selection of DB Team, Open book on cost estimating,
- Involvement of Design Builder during the development of design,
- Owner involved in the design solution options during concept stage,
- Design-Builder is engaged at the preliminary planning level,
- Cost is not as significant of a factor in selection,
- Lower cost of procurement (Specifically A&E).
Progressive Design-Build
A New Way

• Growing in popularity amongst owners & practitioners
• Design to budget
• Distinction begins during procurement (owner will often select based on design-builder’s qualifications)
• Qualification based selection allows owner to invest in project vs. lengthy and costly procurement approach. (One-Step Approach)
• Approach leverages benefits of DB and Construction Management at Risk (CMAR)
• Preconstruction services allow construction input into design effort
• Fosters maximum collaborative relationship between owner, engineer & builder
• Results in a more cost effective design from the construction Point of View

Charter Team

1. Owner
2. O & M Team
3. Designer
4. Contractor
Qualification Based Selection

• Shortlist Based on Written Technical & Qualifications Submission Only
• Oral Interview occurs after Short List
• Qualifications evaluation scored based on:
  Written Technical & Qualifications
  ✓ Team Qualifications
  ✓ Key Personnel Experience
  ✓ Previous Similar Project Experience
  ✓ Design Management Approach
  ✓ Project Management Approach
  Oral Interviews (Scenario based interview)
• Cost evaluation scored based on:
  Programming Services (Lump Sum)
  Design Builder Management Cost (Lump Sum)
  Overhead and Profit Fee (Percentage of Trade Packages Bid)
Pricing In A Progressive Design-Build

- Guaranteed Maximum Price (GMP) is provided at design completion milestones (30%-60%-90% final)
- Final GMP for continuation is developed between 60-100% design completion
- Competitive trade contractor bids
- Transparent open-book approach
- Lump sum is option if desired
- In the event owner finds the design-builder's (LS or GMP) unacceptable, the owner can opt to proceed in a traditional manner
- Complete flexibility
Progressive DB - “A Refreshing Approach”

• Timely & cost effective delivery
• Greater control of the design decisions impacting, scope, quality, cost & schedule
• Enhanced risk allocation
• Ability to select preferred equipment, trade contractors and vendors
• Guaranteed price either using the GMP or LS approach
• Guaranteed schedule
• Guaranteed performance
• Quicker & more cost effective procurement