CMAA CIP/DESIGN BUILD PRESENTATION

MARCH 1, 2018
INTRODUCTION

Upcoming new City of Riverside major Capital Improvement projects (CIP)

How does the City of Riverside manage new Capital Improvement projects?

How do typical Public Entities handle CIP
CAPITAL IMPROVEMENTS

• Why the need for a Construction Manager (CM)

• How would a CM best meet the needs for a Public Entity

• CM advantages/disadvantages

• Questions and comments
What is a Design Build Project

- Design Build is a construction project delivery system where the design and construction phases are contracted with a single entity known as the design builder, design build contractor, or design build entity.

- Design Build vs. Traditional Design Bid Build
Design Build Advantages

• Reduced Owner Risk
• Faster Delivery
  – Procurement process
  – Construction fast tracking
• Singular responsibility
• Reduction of project change orders
• Ability to utilize latest innovative technologies and methodologies to more fully leverage available resources
Design Build Advantages

• Integration of design and construction activities to reduce potential for design errors and omissions and change orders
• Greater use of performance based specifications to promote design builder creativity and decrease change orders
• Greater opportunity to use value engineering
• Decreased administrative burden
• Cost savings
• Open book philosophy
Design Build Advantages

- Fewer litigation claims
- Owner involvement
- Ability to meet Owner and End User wants, needs, and expectations
- Less finger pointing
- Consistent relationship between the Designer and Contractor
- More project control relative to cost, schedule, and scope
- Develop partnership, team approach
Design Build
Advantages

• Better communication and stronger project leadership
• Develop trust and build great working relationships
• Input and technical expertise from all parties early on in the process
• Proactive vs. reactive approach
• Selection of best value vs. low bid basis
• Minimal surprises
Design Build
Disadvantages

• Design Build can be your best job ever or your worst nightmare

• Project only as good as the design parameters set forth in the Request for Proposal
  – Concept drawings
  – Program requirements
  – Technical specifications
  – Project budget
  – Bidding documents
Design Build
Disadvantages

• Best suited for straightforward projects
• High cost threshold
• Lack of experience associated with procurement and management of the design build delivery method
• Maximizing the lowest project costs not always the best approach
• Inadequate coordination of mechanical, electrical, and plumbing disciplines
Design Build Delivery Process

- Request for proposal
- Technical specifications, drawings, reference materials
- Evaluation criteria
- Technical vs. price factors
- Scoring
- Shortlist
- Interview process
- Evaluation team
- Negotiations
- Recommendations
• Is Design Build for you?
Design Build Projects

• Types of projects
• Sampling of Design Build projects
  – Fox Theater – Historical Rehabilitation
  – Orange Terrace Library – New Construction
  – Arlanza Library – New Construction
  – La Sierra Senior Center – New Construction
  – Arlington Heights Sports Park – New Construction
  – Marcy Library Photovoltaic System – New Construction
  – Municipal Auditorium – Historical Rehabilitation
  – Fox Entertainment Plaza – New Construction
  – Convention Center – Expansion and Rehabilitation
• Lessons Learned
Fox Theater
Orange Terrace Library and Community Center
Discussion

- Summary
- Questions and Answers

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