Progressive Design-Build

Emerging Industry Trends
Charlie has been dedicated to the A/E/C industry for more than 19 years. Throughout his career, he has helped countless owners realize the benefits of integrated project delivery. Upon project award, he maintains a high level of client interaction to ensure satisfaction with the project. A long-time advocate for the best practices in procurement and delivery for collaborative projects, Charlie uses his role as a Division Leader to build strong teams and to foster collaboration and trust between the selected designer and builder.
Preston Haskell played an instrumental role in the formation of the Design-Build Institute of America (DBIA). In 1993, design-build was still considered “nontraditional.” However, Haskell and his peers reasoned that design-build backers needed an organization to represent the interests of design-builders.
Progressive Design-Build

**Owner**

- Phase 1: Precon/Design GMP
- Phase 2: Design/Construct

**Design-Builder**

- Contract
- Procurement

**Terminology**
- Quals-Based Design-Builder
- Progressive Design-Build
- Phased Design-Build
- One Contract/One Procurement
- Improved Project Schedule

**RFQ**

Phase 1: 30-60% GMP

**Project Schedule**

- Design
- Construct

- $- $- $- $- $
Design-Bid-Build

- Owner
- Designer
- Builder

- Terminology
  - Traditional
  - Hard Bid
  - Lump Sum
- Two Contracts/ Two Procurements
- Lump Sum Bid with Little Transparency
- No Schedule Acceleration

RFQ (D) ➔ Design ➔ Bid ➔ Construct

Project Schedule
Time Savings Achieved with PDB

DBB
- Design
- Bid
- Construction

PDB
- Design
- Precon/Bid
- Construction

A: Early knowledge of cost
B: Overall project time saved
Competitive Pricing Achieved with PDB

Total Project Costs

- Design
- Contractor Fee
- GC's/Bonds
- Subs/Vendors

GMP Development Process

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
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<tbody>
<tr>
<td>Step 1</td>
<td>Establish trade level bid categories</td>
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<td>Step 2</td>
<td>Advertise and issue RFQ</td>
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<td>Step 3</td>
<td>Review vendor qualifications and establish a list of approved vendors</td>
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<td>Step 4</td>
<td>Issue bidding documents to prequalified vendors</td>
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<td>Step 5</td>
<td>Conduct bid opening</td>
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<td>Step 6</td>
<td>Prepare GMP utilizing best value pre-approved vendor</td>
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<td>Step 7</td>
<td>Present GMP in open book manner</td>
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</tbody>
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Open Book Transparency

- Access to ALL Bids
- Vendor Selection
- Competitive Bidding
PDB Best Suited to Design to Budget

Design Decisions Prioritized

= design decisions, value engineering, alternatives and enhancements
PDB Shifts the Risk

No more playing referee  
Design-build team owns the standard of care

Spearin Doctrin - United States v. Spearin, 248 U.S. 132 (1918), also referred to as the Spearin doctrine, is a 1918 United States Supreme Court decision
PDB Best Practices

- **Best Practices**
  - Owner Training: DBIA
  - Select Owner Advisor with DB Experience
  - Select DB Team with DB Experience
  - Proven Procurement and Contract Docs
  - Learn from Others – DBIA Conference

Nov. 6-8 Las Vegas, NV
Selecting Progressive Design-Build

- Reduces Overall Project Schedule, Saving Time and Money
- Achieves Competitive Pricing from Qualified Vendors
- Allows Collaboration and Most Efficient Way to Maximize Budget
- Shifts the Design and Coordination Risk to the PDB Team and off Owner

Frisch Family Welcome Center – Jacksonville University