

# HOW TO USE **DESIGN/BUILD** FOR YOUR NEXT PROJECT

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# What is Design/Build?

- A delivery method in which the owner enters into a single contract with a design/build firm to design, permit, construct, test and commission a project.

# What are the core drivers that influence owners to use a collaborative delivery method?

- More control of project design and implementation
- Faster project delivery times
- Integration of design, construction, and operations
- One source of responsibility
- Similar successful projects

# What are the core drivers that influence owners to use a collaborative delivery method?

- Better management of project risk
- Anticipated cost and schedule savings in design and construction
- Regulatory requirements
- Interest of design/build teams
- Increasingly complex technical solutions

# There are many different kinds of Design/Build procurement methods

- **DB** – Design/Build
  - Lump Sum/Fixed Price or Guaranteed Maximum Price
- **PDB** – Progressive Design/Build
- **DBO** – Design/Build/Operate
- **DBFO** – Design/Build/Finance/Operate
- **DBOM** – Design/Build/Operate/Maintain
- **DBFOM** – Design/Build/Finance/Operate/Maintain
- **DBFOM P3** – Design/Build/Finance/Operate/Maintain w/ a Private/Public Partnership

# There are many different kinds of Design/Build procurement methods

- **FPDB** – Fixed Price Design/Build: A delivery method in which the owner contracts with a design/build firm for design and construction for an agreed-upon fixed price. Used when the owner has a sufficiently defined scope of work
- **DB GMP** – Design/Build Guaranteed Maximum Price: A delivery method in which the owner contacts with a design/build firm for the typical scope. Set in the contract which includes the sum of all reimbursable cost (cost of work) plus the fee for the firm's overhead and profit.

# There are many different kinds of Design/Build procurement methods

- **PDB** – Progressive Design/Build: A delivery method in which the owner contract with a design/build firm. However the project may not have a defined scope and the team is selected on qualifications
- **DBO** – Design / Build / Operate: A delivery method in which the owner contracts with a design/builder for design, permitting, procurement, construction, start-up and testing and long-term operations

# There are many different kinds of Design/Build procurement methods

- **DBFO** – Design / Build / Finance / Operate: A delivery method in which the owner contracts with a design/builder for design, permitting, procurement, construction, start-up and testing, long-term operations, and some method of project financing
- **DBFOM** – Design / Build / Finance / Operate / Maintain: A delivery method in which the owner contracts with a design/builder for design, permitting, procurement, construction, start-up and testing, long-term operations, maintenance and some method of project financing



## Which method is right for your project?

- Best to select procurement method at project inception
- Consider creating a matrix which helps define the correct procurement method to use
- Consider outside help or support
  - peers, owners agents, local DBIA chapters
- Involved legal and procurement group early – make sure they buy in to collaborative delivery
- Confirm your funding group accepts collaborative types of procurement

## Where do I find my state's rules for collaborative delivery?

- **Washington:** RCW 39.10.300
- **Oregon:** ORS Chapter 279
- **Idaho:** Idaho Statute Title 67

## Lessons Learned and Best Practices

- Identify a champion within your organization who will take responsibility for selecting the procurement method and implementation
- Owners need to have their council, legal, and procurement folks on board to use collaborative delivery procurement
- When you select a Design/Build firm, pick a firm you can work with for the long term and who you trust
- Consider using an Owner's Agent to provide advice, support and facilitate procurement

## Lesson Learned and Best Practices

- Get help if you need it. There are many resources which can provide different levels for support
  - **DBIA**: National organization with regional chapters. Attend a conference. National DBIA W/WWTP conference is March 2020 in Dallas.
  - **WDBC**: Water Design-Build Council offers a variety of support from education to standard contracts and procurement docs.
  - **Peers**: There are usually municipalities in your area who have begun this journey. Reach out and ask questions.
  - **Owner's Agents**: These firms can provide a vast amount of support from selection through commissioning. Your favorite consultant may not be the best solution as they may not have the experience in this procurement method.
  - **Design/Builders**: Experienced design/build firms can offer support and advice.

# QUESTIONS AND ANSWERS

# THANK YOU

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