Design-Build for California Community College Districts

March 26, 2012
• Current construction environment
  ✓ Low bid, change orders, defaults/surety claims

• Why change
  ✓ More control over selection process and contractors
  ✓ Less risk
  ✓ Increased reliability for project completion and quality
Contractual Relationships
- Shifting Design Risk -

**Design-Bid-Build**

- Owner/SOCCCD
- Architect/Engineer (A/E)
- General Contractor (GC)

“Spearin Doctrine”
Warrants sufficiency and reliability of plans.

**Design-Build**

- Owner/SOCCCD
- Design/Build Entity (GC)
- A/E
- SUBS
Keys to Success

- Choose the right team
- Early involvement of key participants
- Refined contract and technical documents
- Mutual respect and trust
- Continuous open communication
- It’s a partnership
Four-step Process (Ed Code §81700 et seq)

- Prepare program and criteria
- Establish a prequalification procedure
- Prepare a Request for Proposal (RFP)
- Establish a procedure for a “best value” final selection
  - Price, features, function, proposer qualifications, and life-cycle costs
  - Encourages competition and participation
### Comparison of Project Delivery Methods

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Research Study</th>
<th>CII Penn State (US) DB vs. DBB</th>
<th>Reading DB Forum (UK) DB vs. DBB</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit Cost</td>
<td></td>
<td>6% Less</td>
<td>13% Less</td>
</tr>
<tr>
<td>Construction Speed</td>
<td></td>
<td>12% Faster</td>
<td>12% Faster</td>
</tr>
<tr>
<td>Delivery Speed</td>
<td></td>
<td>33% Faster</td>
<td>30% Faster</td>
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</tbody>
</table>

Note: Both Studies Found DB Quality to be Equal or Better than DBB

Slide Courtesy of DBIA
Benefits of Design-Build

- Limit low bid challenges
- Improve quality to make real cost benefit decisions instead of living with lowest first cost mandates
- Reduce change orders

- Questions?