

Brief Design Build Agreement

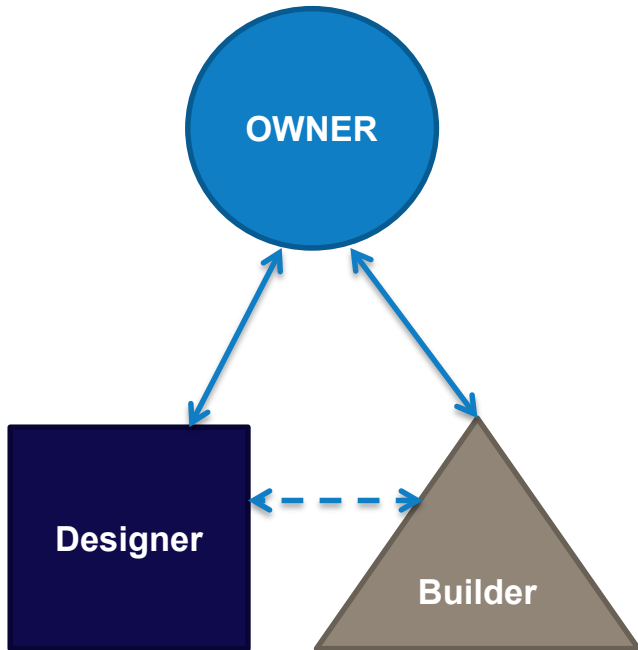
UCOP Design & Construction, Capital Projects
May 2021

Agenda

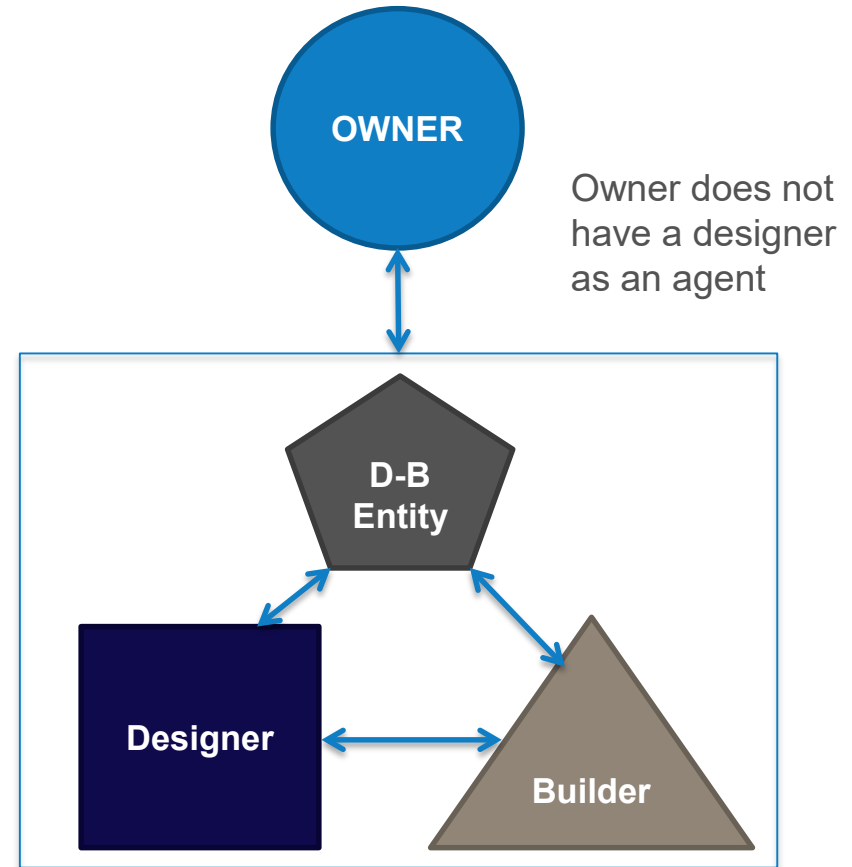
1. Design Build Overview
2. Owner Pros & Cons
3. Brief Design Build & When to use it
4. Process
5. Procurement
6. Documents for Brief Design Build
7. Energy Savings Brief Design Build Agreement

Design Build Contract Structure

Design Bid Build



Design Build



Design Build Pros & Cons

Pros

- Team includes the Architect
- Design Builder owns Design/Construction Gaps
- Selection is Combination of bid Price and Qualifications
- Reduced Cost Risk (Theoretically, if no scope changes)
- Cost Estimate & Constructability Reviews during Design
- Improved Quality Control from integration of above

Cons

- Potential less control of design; Risk of Quality loss
- Need a well defined scope early: project goals and vision, physical program, and quality levels.
- Slower front end: pre-design, schematic design
- Owner scope changes come at a premium (when Design Builder comes on board Owner loses control)

Brief Design Build Agreement

When to use

- Contract amount does not exceed \$5M
- Less need for input on design team procurement.
- Desire to streamline process for smaller projects.
 - Single phase contract, no separation between Design and Construction phases
 - No need for Level II Prequalification interview
 - Option for a RFP presentation for only prequalified proposers

Bid, Award and Go!

Process:

- Single Phase!
- Removes “Gate Impediment”
- University approves Design & Cost prior to allowing CDs

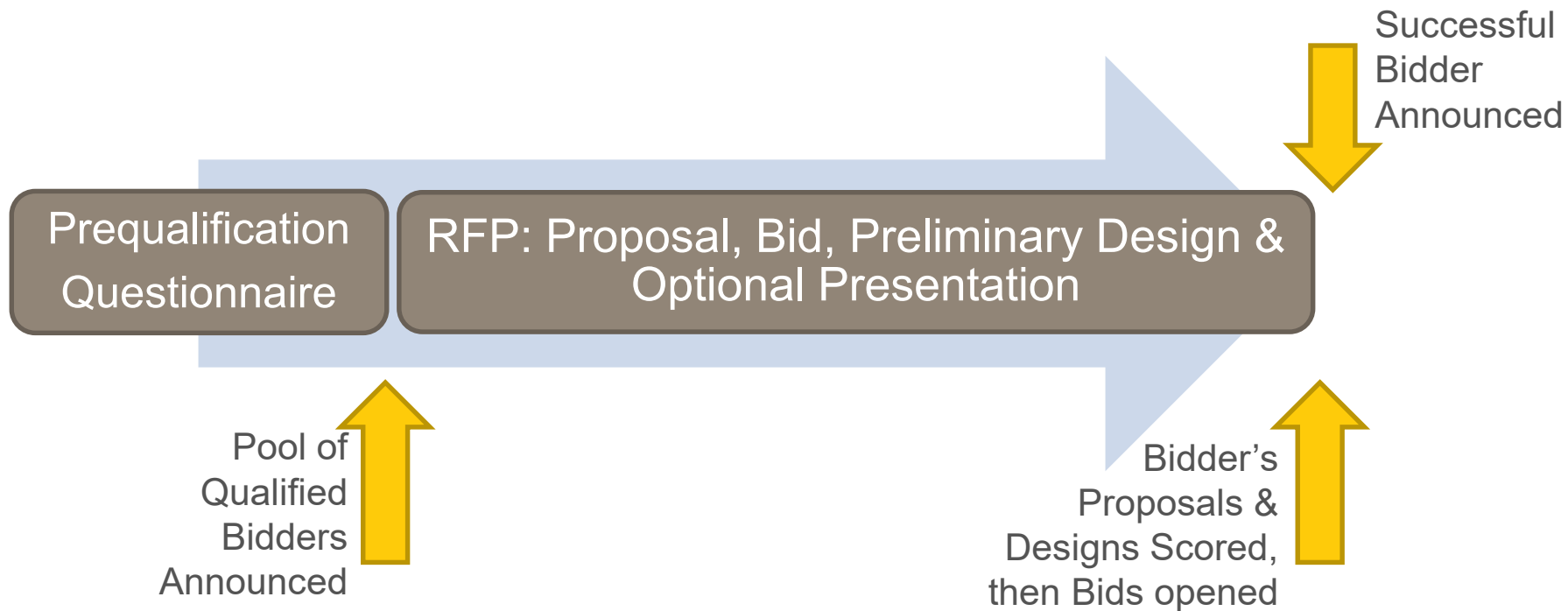
Types of Projects:

- TIs
- Infrastructure
- Small buildings or Additions
- Civil projects

Brief Design Build Agreement

Procurement Steps

- Step 1: Prequalification Questionnaire
 - After this step the prequalified bidders are announced
- Step 2: Request for Proposal and Presentation/Interview
 - Design Work is required, but a lesser product



Brief Design Build Procurement

Prequalification

- Financial data, License, Experience, ENR, Safety
- Assures Pool of bidders qualified for the individual project
- Ask the appropriate questions tailored to the individual project
- After this step the prequalified bidders are announced

Request for Proposal & Preliminary Design

- Proposal shows the team is qualified for the specific project
- Preliminary Design
- Stipend for the preliminary design is optional
 - If offered, it allows University to use all teams' work

Request For Proposal

University provides
Information to bidders

Design Builder prepares the
Proposal (narrative)

Request For Proposal
Details submittal
requirements

Preliminary Design Submittal
and Presentation

Preliminary Schedule,
Maximum Acceptance
Cost (MAC)

Financial Bid (separate from
Qualitative data above)

New Contract Documents

Contract Documents

- Advertisement for Prequalification
- Prequalification Questionnaire, Evaluation & Announcement
- Request for Proposals, Requirements, Evaluation
- Price Proposal Form
- Agreement
- General Conditions
- Supplementary Conditions

New Exhibits

- Change Order
- Cost Proposal

<https://www.ucop.edu/construction-services//facilities-manual/contract-templates-construction/brief-design-build.html>

Energy Savings Design Build Agreement

Energy Savings Projects

- Brief Design Build Agreement for use with projects whose objective is to save energy.
- Contract amount is less than \$5M

Additions

- Operational Commissioning Requirements
- Designed to be used with Performance Specifications (a template is provided)



Questions?