UNIVERSITY OF CALIFORNIA

Design Build Project Delivery

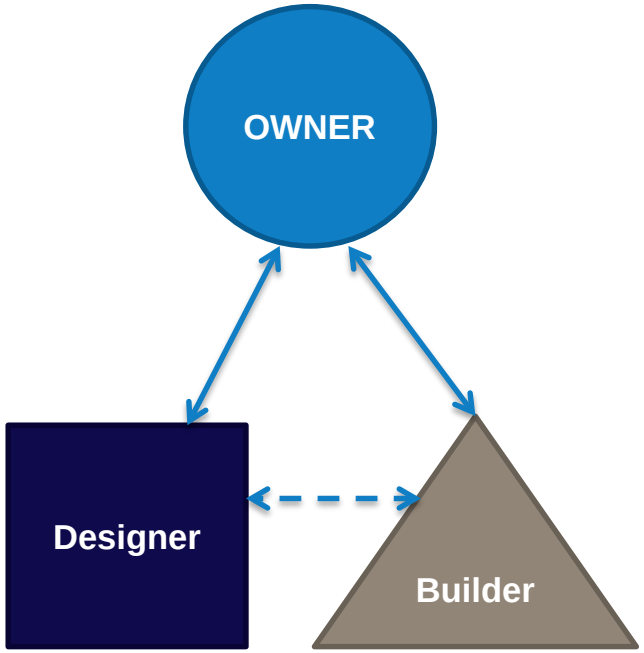
UCOP Design & Construction, Capital Projects
December 2020

Agenda

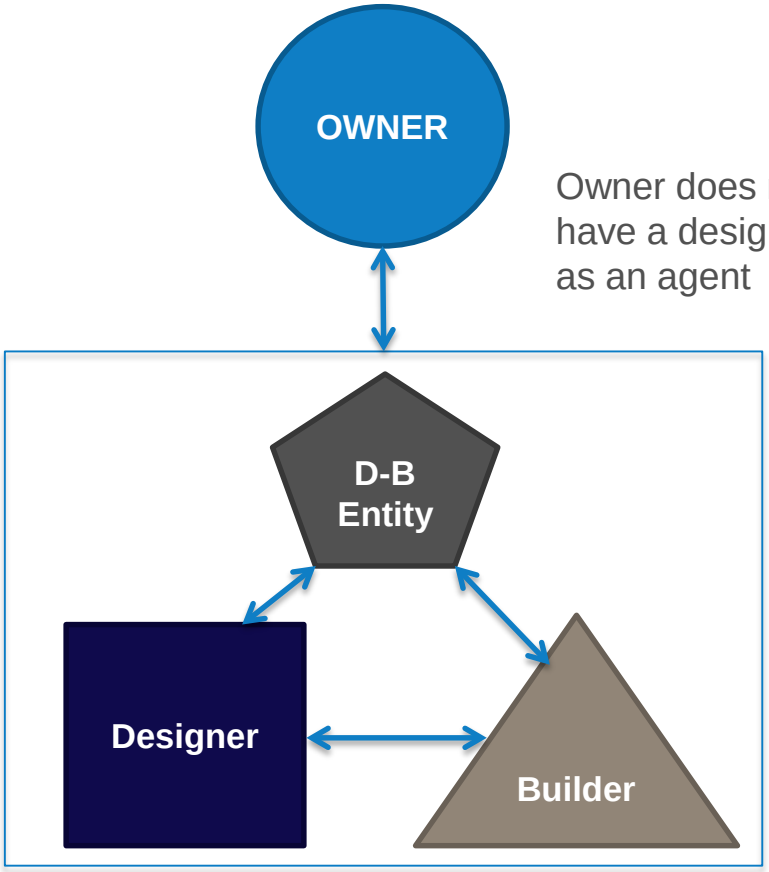
1. Design Build vs. Design Bid Build
2. Owner Pros & Cons
3. Process
4. Cost and Approval Timing
5. Timing of Schedule and Scope
6. Procurement
7. Brief Design Build Agreement

Design Build Contract Structure

Design Bid Build



Design Build



Design Build Pros & Cons

Pros

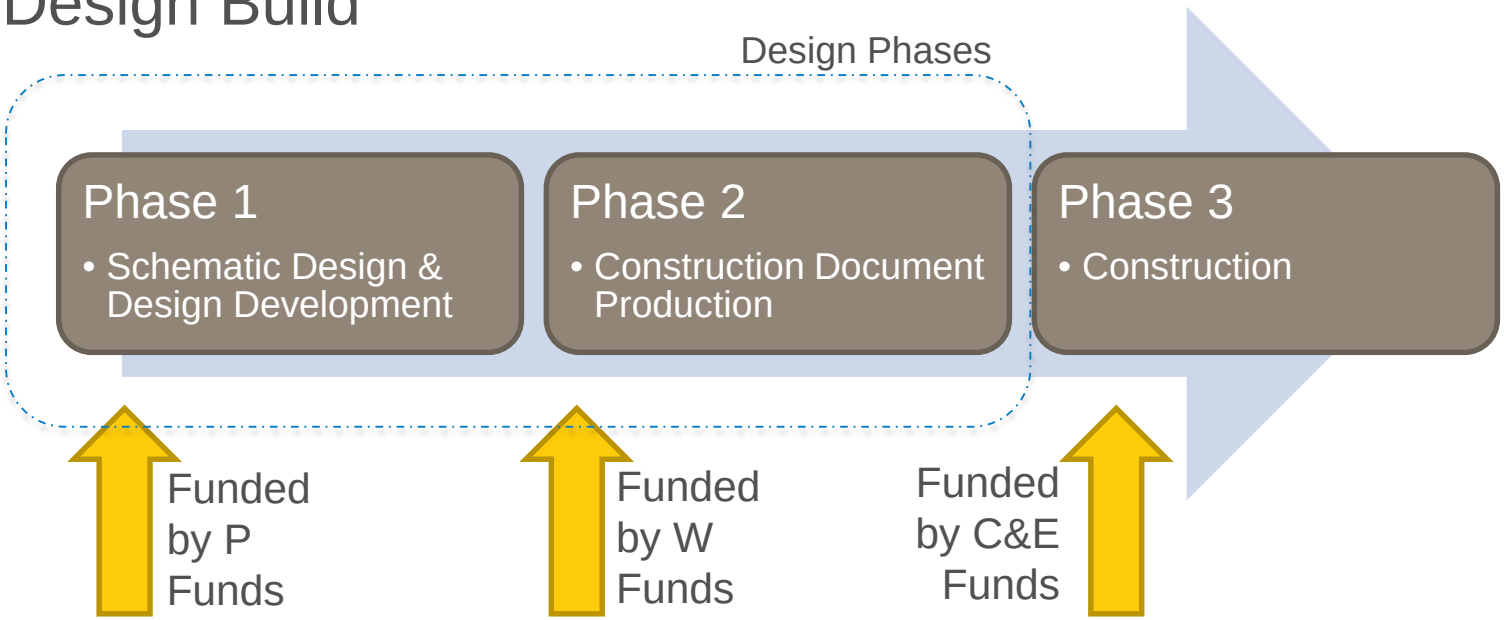
- Team includes the Architect
- Design Builder owns Design/Construction Gaps
- Selection is Combination of bid Price and Qualifications
- Streamlined (once you get moving)
- Reduced Cost Risk (Theoretically, if no scope changes)
- Cost Estimates, Constructability Reviews during Design
- Improved Quality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

Cons

- Potential less control of design
- 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)
- Risk of Quality loss from University's diminished impact on design

Design Build Agreement Phases

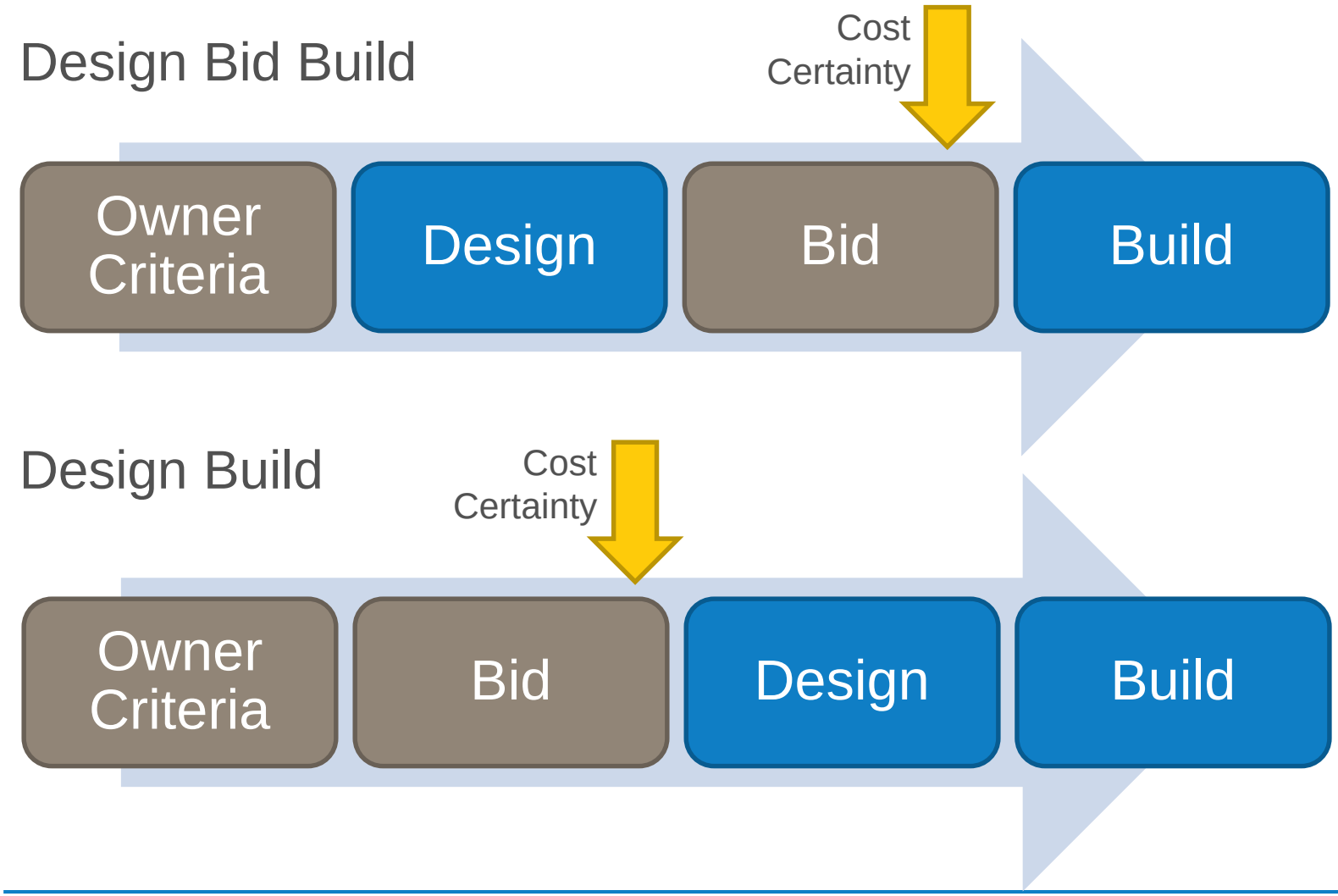
Design Build



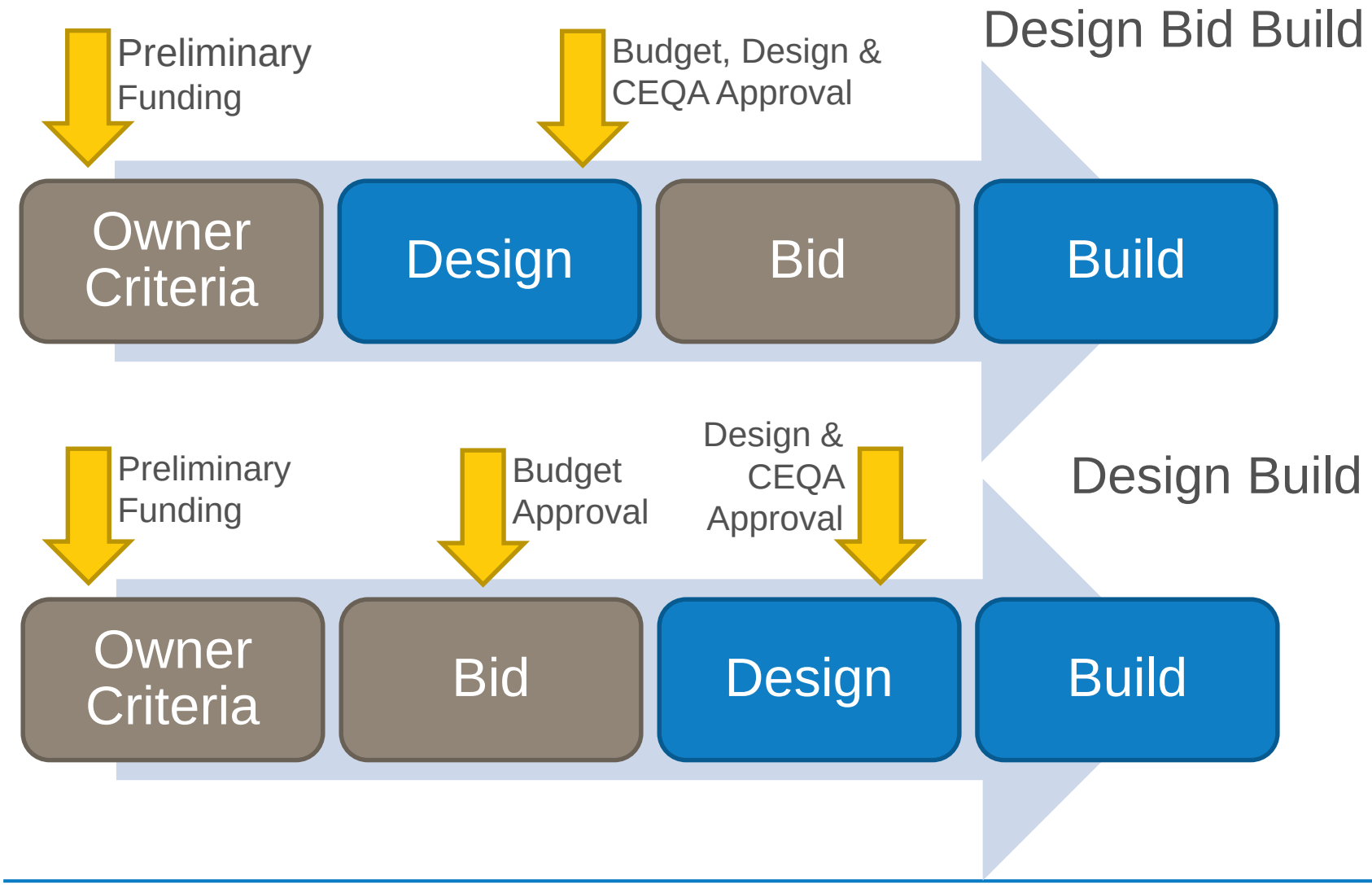
Notes:

- Written Notice to Proceed (NTP) required for each phase
- University reviews cost, scope and schedule at end of phases 1 & 2
- University is not obligated to move to the next phase

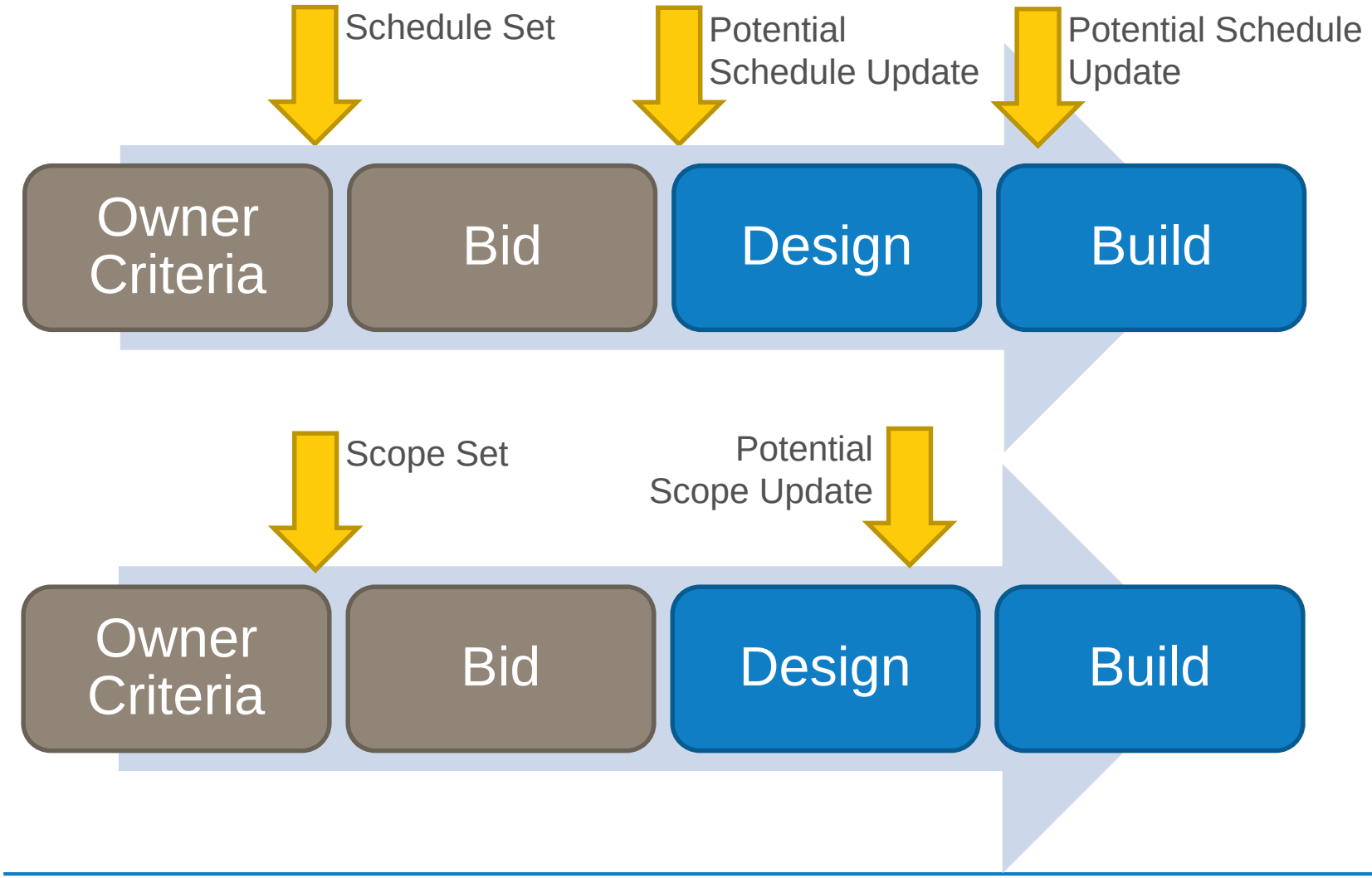
Process & Timing of Cost Certainty



Process & Timing of Approvals



Timing of Schedule & Scope



Design Build Procurement

Prequalification

- Assures Pool of bidders qualified for the individual project

Step 1 Prequalification Questionnaire

- Ask the appropriate questions tailored to the individual project

Step 2 Prequalification Confidential Interview

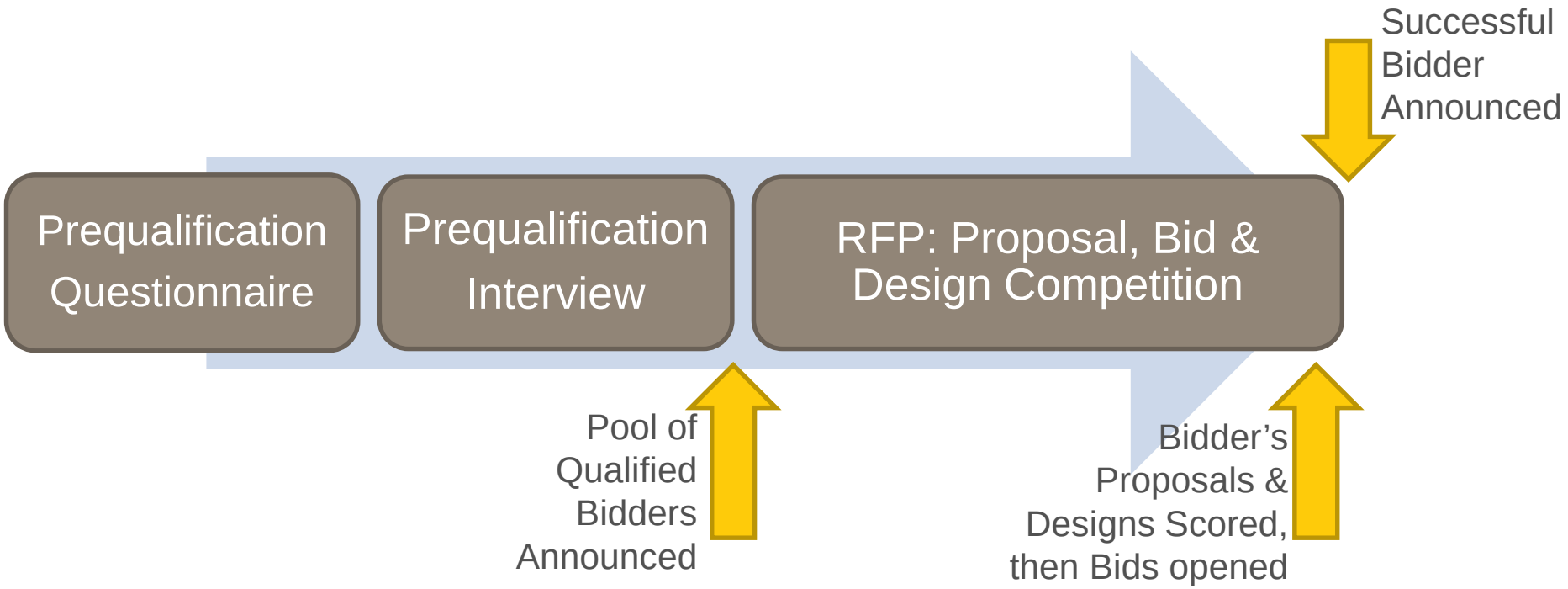
- After this step the prequalified bidders are announced
- Consider the effort and associated stipend in step 3, as you select the prequalified bidders pool

Step 3 Request for Proposal & Design Competition

- Proposal shows the team is qualified for the specific project
- Design Competition creates usable product
- Stipend for the design competition – so all teams' designs can be used by University

Procurement Timeline

Timeline varies but can take 3 - 6 months



Design Build Request For Proposal

University Provides:

- Project Goals, Detailed Program, Design Guidelines, Performance specifications, Design Competition Guidelines
- Contract Time for Phases 1, 2, & 3
- Percentage Fee that Design Builder will earn in Phases 1 & 2

Design Builder Provides:

- Preliminary Design submittal and/or Design for the Competition
- Project Team & Personnel information, Management and Staffing plan
- Price Proposal typically includes
  - Lump Sum base bid for all three phases
    or % Fee on GMP
  - Unit Prices (if applicable)
  - Proposal bond

Selection:

- Based on $ bid (qualitative) and scored design & proposal (quantitative)

Brief Design Build Agreement

Process

- Contract amount is less than $5M
- Single phase contract
- Design Builder provides cost estimate at the completion of design to confirm the project can be completed for the contract amount
- University approves the design at the completion of design

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


Questions?
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