

Collaborative Design Build

July 8, 2014

Agenda

- Capital Outlay Program
- Collaborative Design Build Project Delivery
- Q&A

Capital Outlay Program

- Sources of funding
 - State funding
 - Fee funding
 - GO bond
 - Self funding (CSU bonds) New
- Projects
 - Infrastructure \$1.1B 5 years
 - Academic Facilities
 - Ancillary Facilities – Housing – Rec Centers - SU

CSU Capital Budget Website

- www.calstate.edu/cpdc/Facilities_Planning
- Revenue funded projects such as housing, parking, student unions can be added mid year

Present Delivery Methods

- CSU major projects are delivered by either:
 - Construction Manager at Risk (GMP)
 - Design Build (Lump Sum)
- Good methods – could be better
- CSU's solution – Design Risk

CM at Risk

- Good
 - Early involvement of the contractor when they take advantage – takes work to change mentality
 - Three way collaboration – A/E, GC, Owner
 - GMP
- Not Good
 - GMP after construction docs – too late
 - Poor options when bids are over budget
 - Difficult to start construction early

Design - Build

- Good
 - GC and A/E self select
 - Design and construction in one contract
 - Lump Sum
- Not Good
 - Design competition, expensive (A/E & Owner) takes time, results, questionable benefit
 - Detailed program and criteria, cost and time
 - Merging of ideas results in change orders

CSU's Solution: Collaborative Design-Build

- Combine the best of CMR and DB
 - and get rid of the worst
- The process:
 - 1. Owner establishes project criteria same as DB.
 - 2. Select a DB team (GC and A/E).
 - 3. Design contract for SD/DD, GMP at 75% SD.
 - 4. DB contract to finish design and construction.

Project Criteria

- Owner defines the project
 - Program
 - Design and construction criteria
 - Budget
 - Schedule

D/B Team Selection

- GC and A/E propose together as a team.
- From RFQ short list to max of 4
- Proposals include:
 - qualification and experience
 - fees to fully design and manage the construction
- Interviews
- Selection

Schematic Design

- Service contract for SD, DD, GMP
- Program, budget, schedule verification
- SD plans and specifications
- OK to use DA and DB subs – must bid
- BOT approval to award DB contract based on schematic design and GMP
- Continue with DD while DB contract is approved and executed.



D/B Contract

- Contract to finish design and construction
- Trades must be bid
- Trade bids in any form (DA, DB, full bid docs)
- Standard design-build contract

The Money

- Fees for design and GC per proposal
 - Lump sum for specified project
- Direct construction cost is actual against GMP
 - Unused GMP returns to the owner
- Contingency
 - 5% of direct construction cost
 - Contractor retains 30% of unused contingency
- Adjust money for unforeseen conditions

Summary of Collaborative Design Build

- Select a design-build team
- Pay a fee to establish a design, specifications and GMP
- Convert to design-build contract at CD's
- Pay direct construction cost based on bid amounts
- Performance incentive based on contingency savings

Q & A

Design-Risk

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