



# Design Build “Boots on the Ground”

Pat Nemeth, VP FMD, Sharp HealthCare

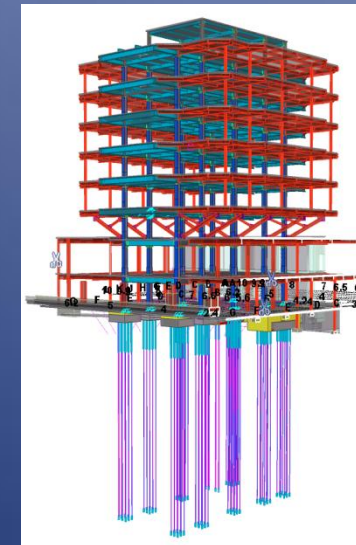
February 2012

# Experience from ...

- 13 Design Build Jobs over the last 8 years
- Value ~ \$3/4 Billion
- 78% complete:
  - All on or ahead of Baseline schedule
  - All on Budget, w/ no Owner claims
- 22% in progress

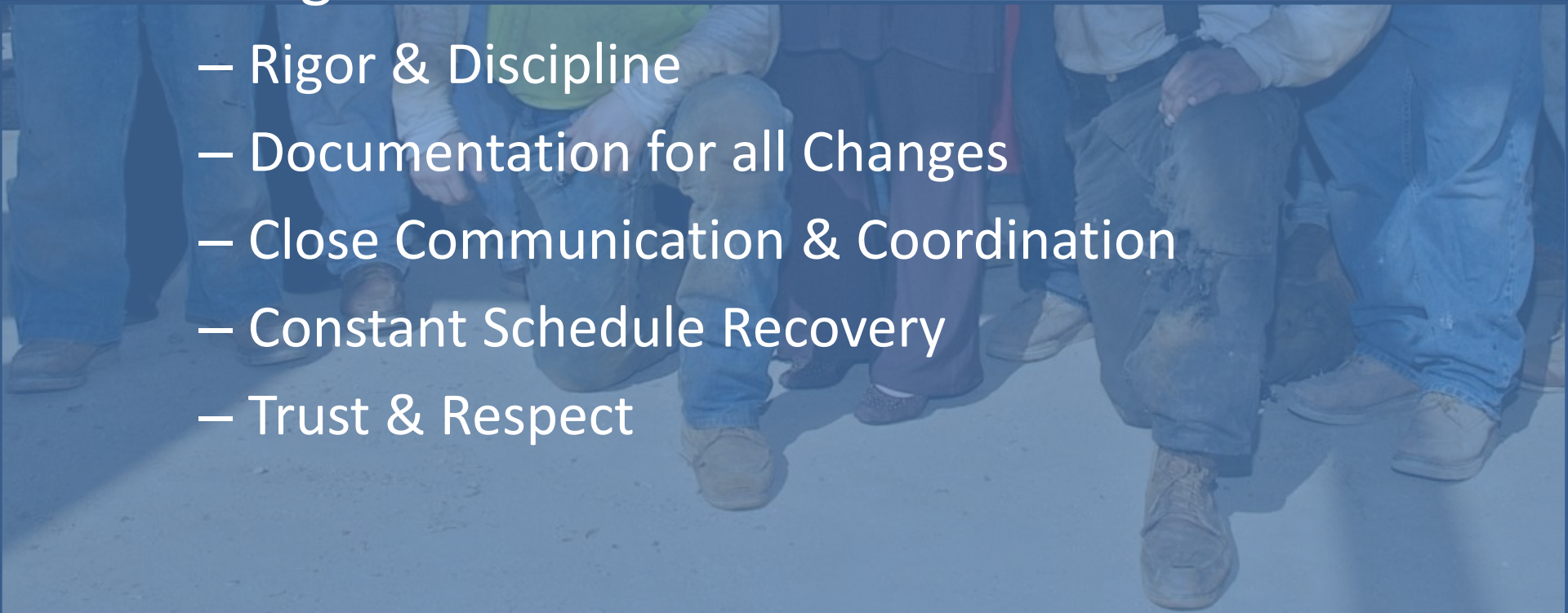


# Sharp & Design Build .....



# Success is not an Accident ...

- Design Build is not risk shedding for anyone; it is risk & problem sharing
- Design Build is:
  - Rigor & Discipline
  - Documentation for all Changes
  - Close Communication & Coordination
  - Constant Schedule Recovery
  - Trust & Respect



# Pros & Cons from the Owner's

## Pros

1. Better Design through Bid process
2. Better quality through better coordination
3. General embraces completeness
4. Design is managed w/in Budget
5. Owner changes are controlled
6. All parties work together

## Cons

1. No simple turn-key
2. Requires knowledgeable professional staff
3. Not all dogs and cats are fit for DB





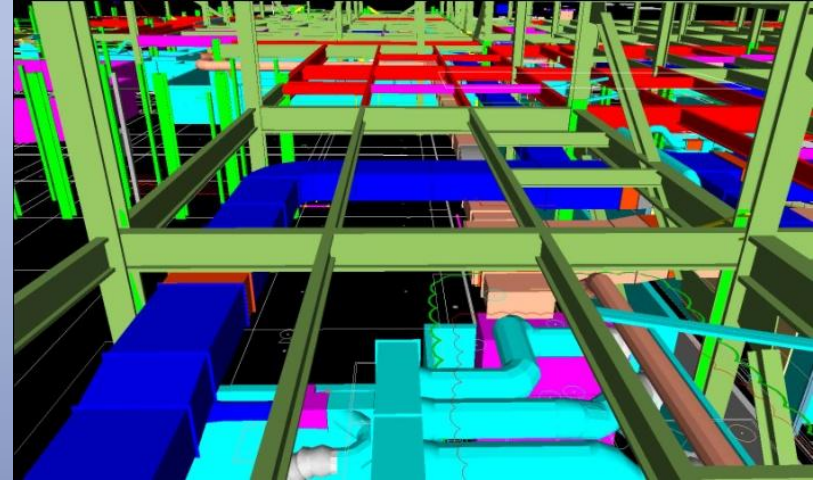
## Lessons Learned

# Nothing Beats Doing It!

1. Develop a RFP w/ clarity on Scope, Program & Schedule & a fair MAC – Max. Allowable Contract \$.
2. The Owner defines the culture of the DB Team.
3. The General manages the design process.
4. Time is precious. Schedule is King!
5. Be a Partner everyday on problems. It's not about having a problem; its about recovery!



# Lessons Learned



6. Manage health care construction risks, w/ all the tools of the trade.
7. Be fair. Treat every transaction with the plan to work together again.
8. Own the regulatory process.
9. Pay timely.
10. Manage Owner changes.



Thank You!