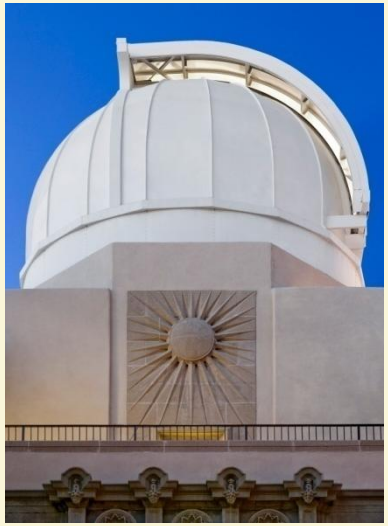
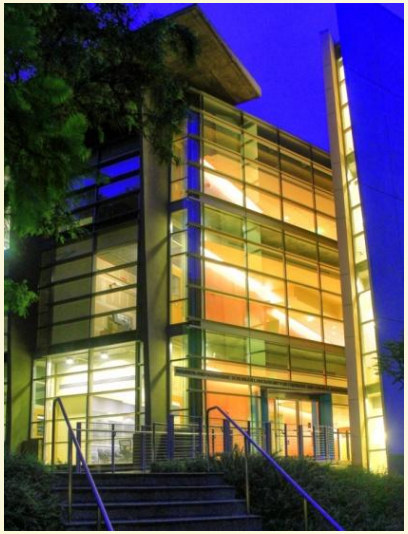
Caltech's Capital Program and Design Build





Agenda

- Caltech Background
- Capital Program
- Procurement
- Design Build
- Future goals

About Caltech

- Mission
- Location
- Campus population
- Science Awards

Capital Program

- All projects large and small
- Approximately $50 million per year
- Number and type of projects
- Staffing

Procurement Types

- Projects above $5m
  - Negotiated GMP normally
  - Looking design-build on future projects
- Laboratory renovations
  - Design-Build with bridging documents
- Smaller projects
  - Varies with scope and needs

Selection Process

Central Engineering Services, 1966

- Always proposals
  - Cost, schedule, and team
  - Except simplest projects
- Typically interviews
  - With whole team
- Based on best value and includes end user input

Contract Method

- Use modified AIA documents for most projects
- Have used a modified DBIA template as well
- Contract is sent out

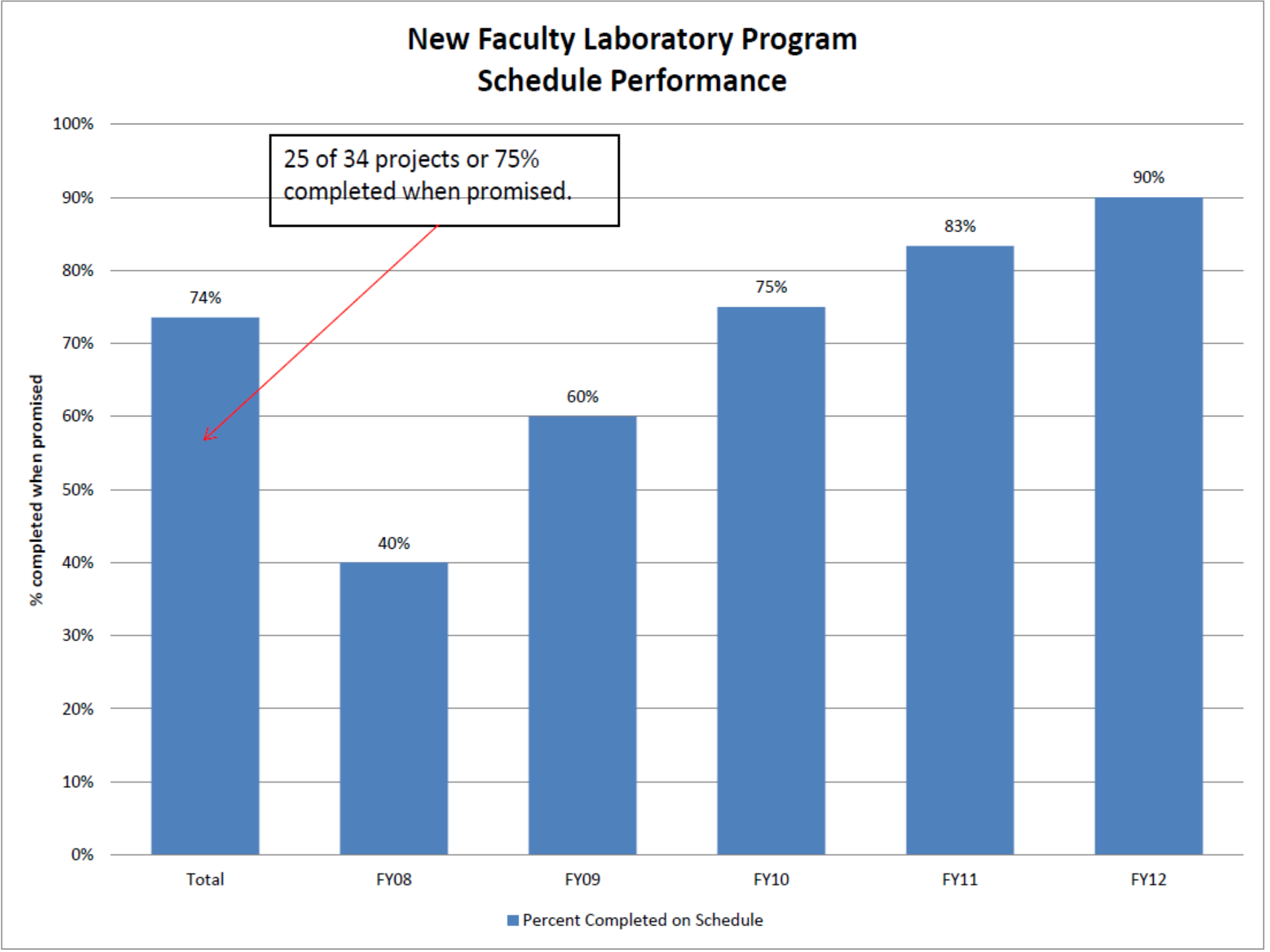
with RFP to ensure

issues can be addressed

Robinson Laboratory, 1928

Why Design Build

- Purpose
- Which projects
- Expectations and results


New Faculty Laboratory Program
Schedule Performance
25 of 34 projects or 75% completed when promised.
% completed when promised
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
74%
40%
60%
75%
83%
90%
Total
FY08
FY09
FY10
FY11
FY12
Percent Completed on Schedule

Design Build Evolution

- Initial process
- Current process
- Future direction

North Mudd Laboratory, 1938

Typical Project

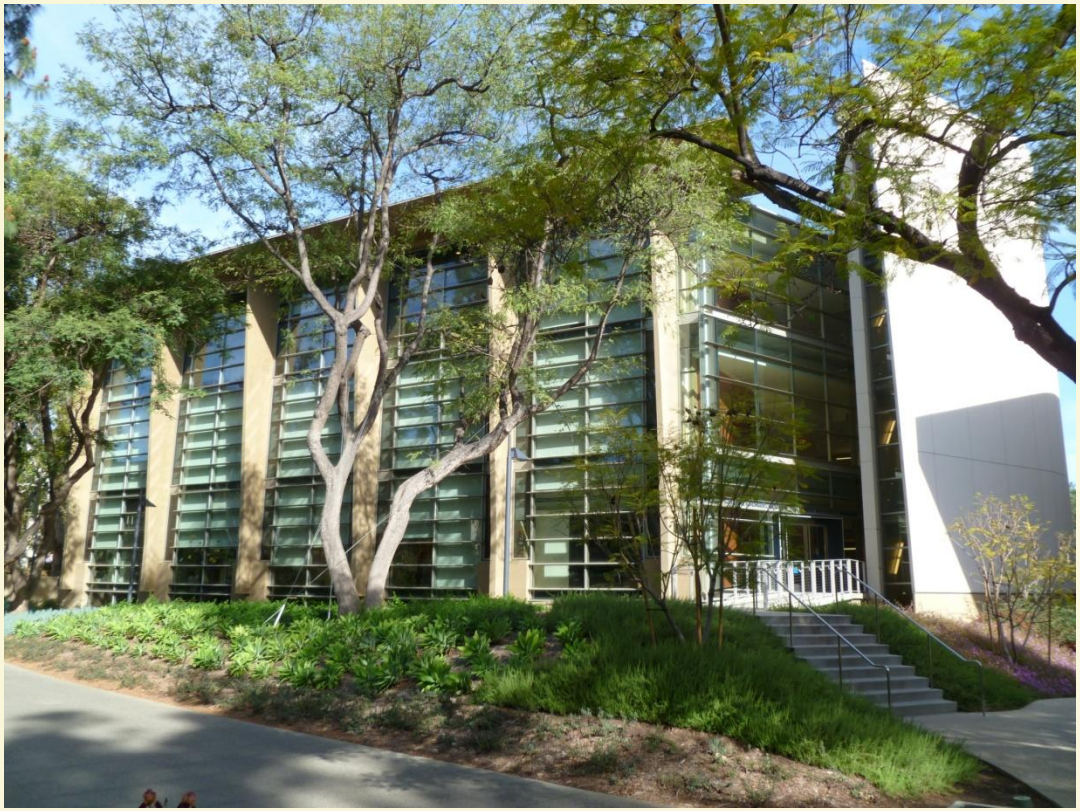
- Building built in 1974
- Not renovated since
- Requires gutting, ADA, fire/life safety upgrades as well as lab for new science
- 4,500 GSF
- 8 month timeline

Beckman Behavior Biology, 1974

- Engage faculty while still at MIT
- Hire Design-Build team based on concept design layout
- Gut space as soon as possible
- Design from afar
- Collaboration and technology key

What's Next

- Focus areas:
  - Standardization
  - Design Guide
  - Documentation
  - Innovation adoption



Questions