



‘Design-Build Done Right’

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Why Design-Build?

- TEAM
 - One Integrated Project Team
 - Team Continuity through Project
 - Single source Contract, Contact & Accountability
 - People who Know Work, Perform the Work (design-build subcontractor trades when appropriate)
- BUDGET
 - Increased Value – Creative, Integrated Solutions
 - Meet your Budget - Cost Containment
 - Buy design you want, up-front – know what you are getting

Why Design-Build?

- PROCESS & TIMELINE
 - Owner must define Scope & Parameters up-front
 - Selection process – strategic processes result in time & effort
 - Simplify Project Process – *after* Selection
 - Shorten / Consolidate Overall Project Schedule
- DESIGN QUALITY & EXCELLENCE
 - *Collaboration* breeds *Creativity*
 - Owner participation defines what is 'best' for the project
 - Competitions can promote Design Quality & Excellence

Owner's Reality

- PROCESS & TIMELINE
 - Intensive, initial phase of work required to get going
 - Set key project parameters – before you know them
 - What is 'Bridging'?
- SELECTION
 - Multiple-stages
 - Prequalification takes time to do right
 - Competitions
- BUDGET
 - You get what you buy and you buy what you get
 - Changes cost money

Owner's Reality

- TEAM
 - D/B does not mean an Integrated Team – integration & collaboration depend on *people*
 - How much transparency is there...really? Owner can get lost or left-out of process
 - Sophistication and decision-making needed from Owner
- DESIGN QUALITY & EXCELLENCE
 - Tracking Design Excellence throughout the project process
 - Decision-tracking can fall thru cracks
 - Owner visibility into Quality (design decisions, materials choices, detailing, inspections & testing)

Design-Build: UC Examples



- UCSF
 - CVRB: Design-Build MEP
 - MB Hospital Parking Garage
 - Diller 4th Floor Build-out
 - Byers Hall – MRI Upgrade
 - Block 25A Academic Building
- Berkeley
 - Blue Oak Ranch Reserve
 - Jacobs Hall: Design-Build MEP
 - Berkeley Way – *possible* D-B

CVRB: Design-Build MEP Subs

- Research Lab Building with Vivarium
- 243,000 GSF
- DD's as 'Bridging'

SmithGroup w/Jim Jennings
Rudolph & Sletten
Southland Industries
Rosendin Electric



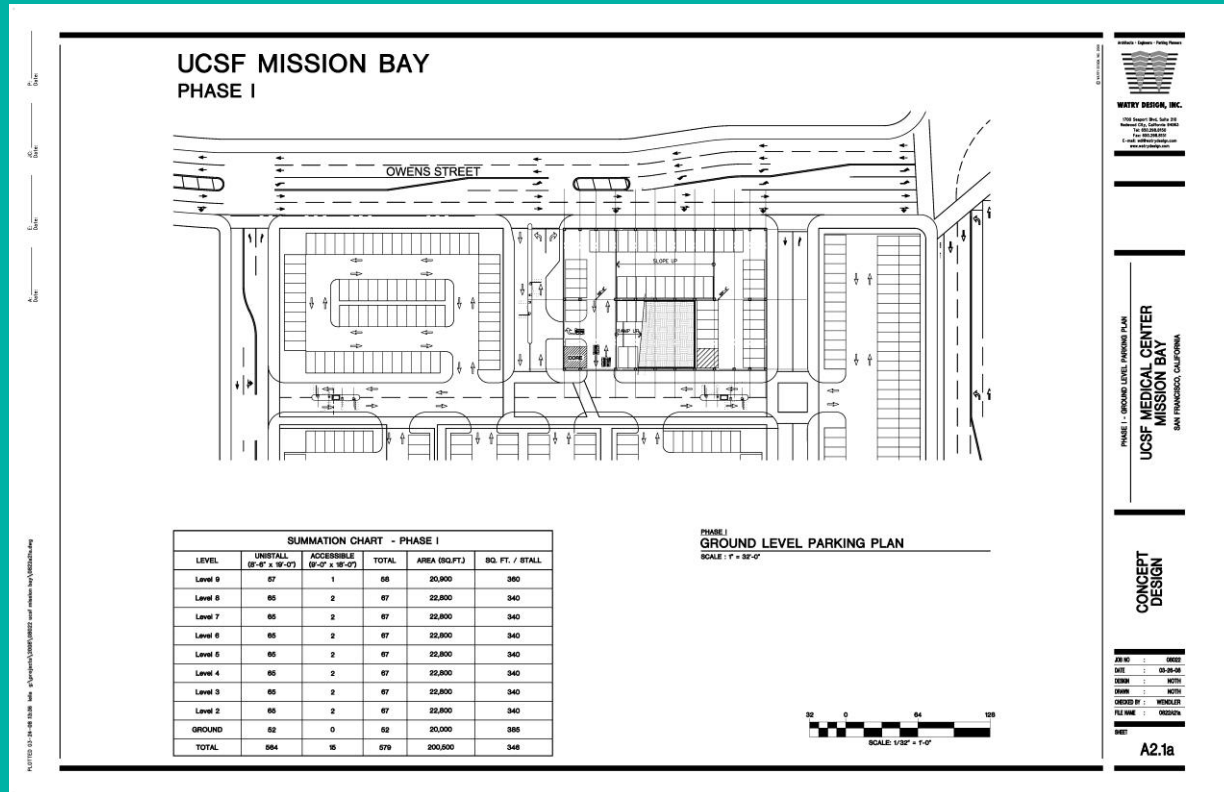
MB Hospital Parking Garage

- 621 spaces, 10 levels
- Conceptual layout & performance specs as Bridging
- Prequalification
- Design Competition
 - Six Weeks
 - Stipend \$75k



WRNS Studios
Rudolph & Sletten

MB Hospital Parking Garage





Diller 4th Floor Build-Out

- 22,000 GSF floorplate, labs & offices
- Bridging: Already designed, have construction docs – update for codes



Building:
Rafael Vinoly Associates
Hunt Construction
Group

4th Floor:
SmithGroup
Level 10



Block 25A Academic Building



WRNS Studios
Rudolph & Sletten

Block 25A Academic Building



- Academic & Office Building
- Overall Project Timeframe: 3 years
 - Q4 2011 – Q3 2014
- 1505 occupants
- ~ 263,000 GSF
- \$118.6M / \$93.8M

Block 25A Academic Building



- Program – Clinical and Academic Faculty
- Performance Based Design
 - ‘Technical Criteria’
 - Design Parameters
- Prequalification
 - Two Stages
- Design Competition (incl stipend)
- Evaluation
- Best Value Selection Process

Block 25A Academic Building



Site Landscape Spaces Overview

COMPONENTS

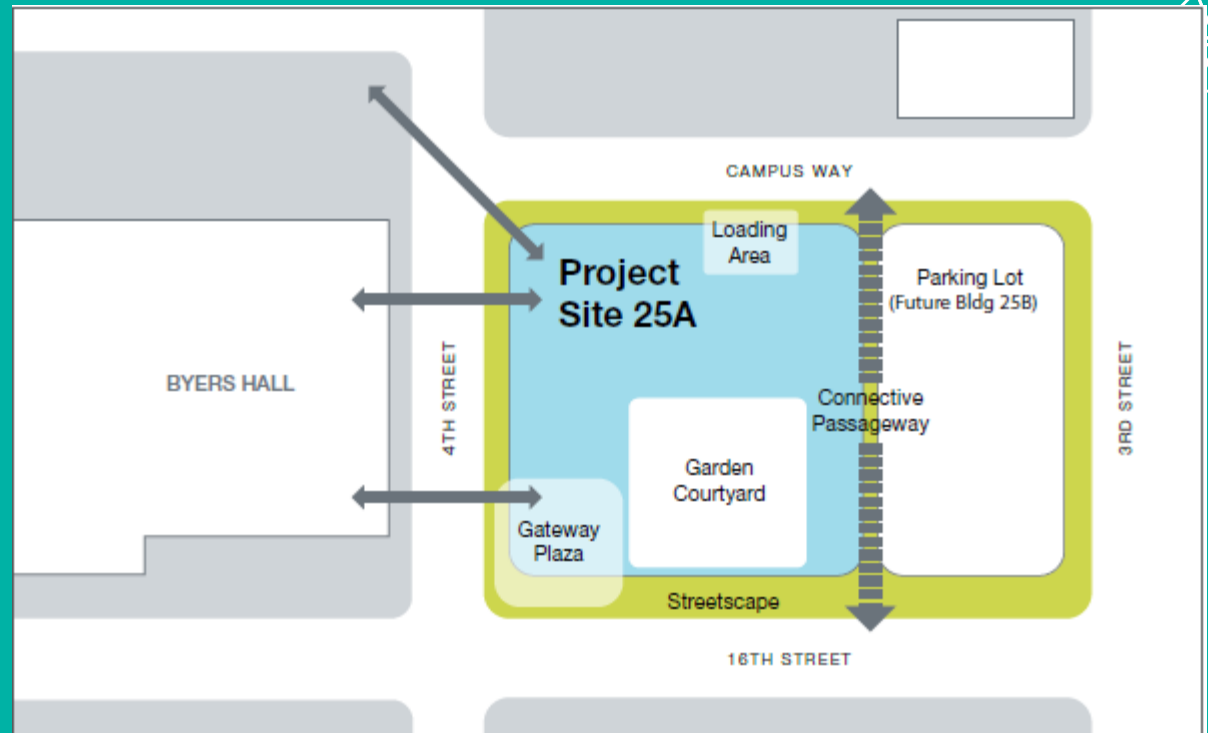
GATEWAY PLAZA

GARDEN COURTYARD

PARKING LOT

CONNECTIVE PASSAGEWAY

STREETSCAPES

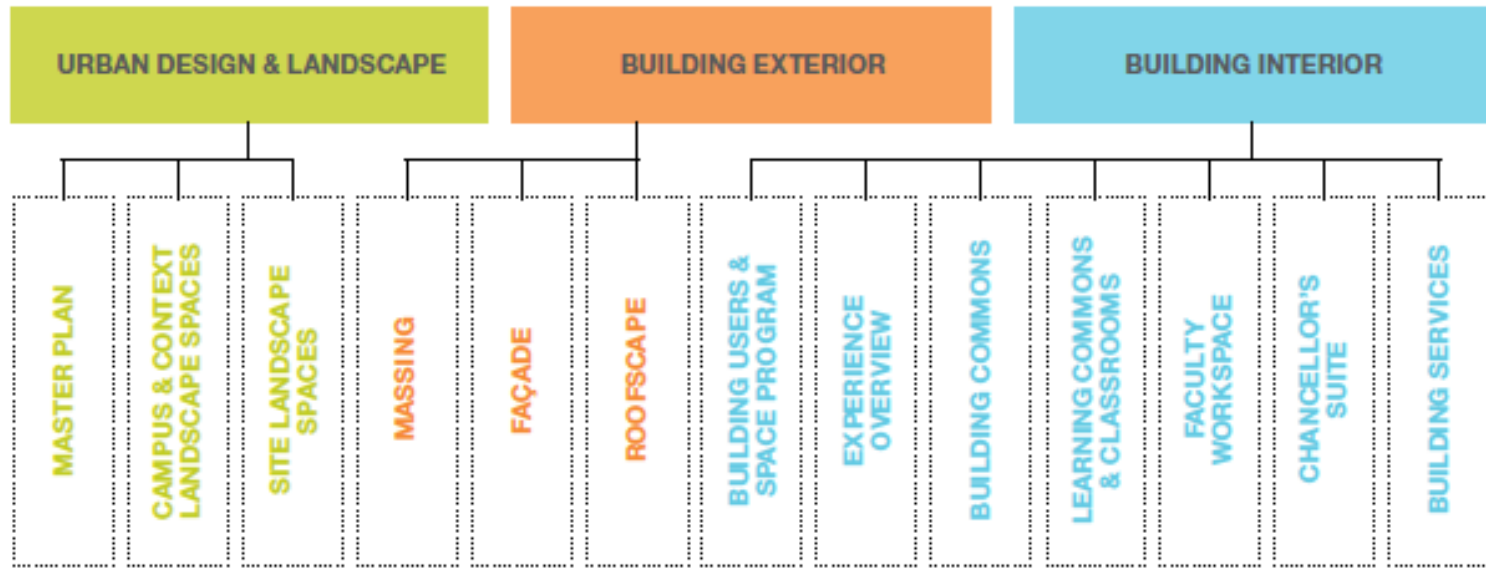


Block 25A Academic Building



Block 25A Academic Building

02 PLANNING & DESIGN CRITERIA



Block 25A Academic Building



- Initial Phase -- 5 months
 - Program Definition
 - Technical Criteria
 - Bid Documents
 - Prequalification
- Design Competition & Selection -- 3.5 months

Fast & Furious...



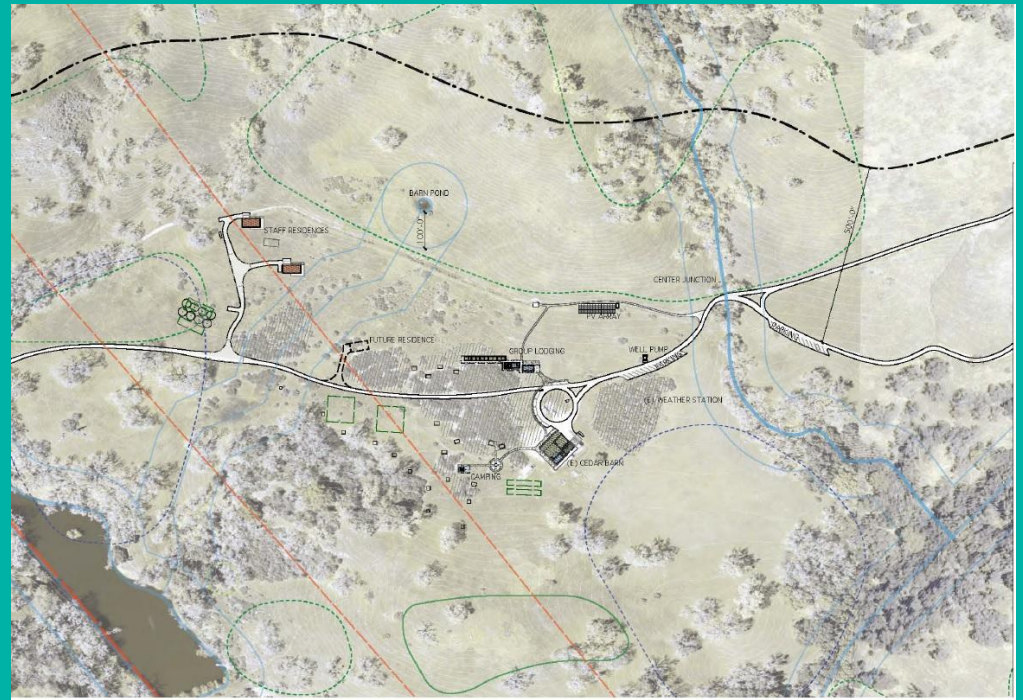
UC Berkeley

- BORR – Blue Oak Ranch Reserve
- Jacobs Hall
 - Design-Build MEP, FP
- Berkeley Way -- *possible* Design-Build
 - Academic & Office building on NW edge of campus

Blue Oak Ranch Reserve

Development of site
utilities infrastructure &
residential dwellings to
support occupancy
expansion in a UC
Natural Reserve

San Jose, CA



Jacobs Hall

- Engineering building for design studios
- Design-Build MEP/F



LMS Architects
McCarthy



Challenges for Owners

- Faster Decision Making – Owner Process must ‘keep up’
- Streamlined Design Process (less time for development)
- Who Leads Communications With Stakeholders? Typical Architect’s role has changed
- Budgeting – need to allow ‘value-add contingency’
- Schedule – define Owner’s process as basis for schedule

Owner's Guidelines

- Use Prequalification process to assure consistent pool of bidders qualified for the individual project
- Front-end lead time lengthened due to complexity and detail in Prequal and Bid processes
- Design-Build is automatically 'Best Value'
- Include Competitions when Design is not yet developed
- Must maintain open stance – cannot draw Prequal or Best Value processes so tightly that competent firms are excluded

Objectives & Benefits

- Accurate Buy-out at Target Cost
- Condensed Schedule
- Reduced Risk of Claims
- Improved Risk Management Process During Construction
- Integrated Team & Improved Design Process
- Faster Decision Making
- Improved Communications With Stakeholders