



Design~Build at the University of Southern California

The Shift in Contracting
Methodologies

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University Statistics

Two Campuses

- 249 Acres- University Park Campus (UPC)
- 79 Acres- Health Sciences Campus (HSC)

Campus Populations

- 17,500 Undergraduate Students
- 19,500 Graduate Students
- 14,800 Faculty and Staff
- 320,000+ Living Alumni





10-Year Campus Construction Plan

Large Building Projects:

- John McKay Center
- Engemann Student Health Center
- Cinematic Arts Phase III
- Annenberg Academic Building
- Verna and Peter Dauterive Hall
- Marshall Instructional Building
- Norris Healthcare Consultation Center
- Health Sciences Education Building
- Physical Education Building
- Dornsife/Viterbi Research Building



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Historic Contracting

- Design-Bid-Build
- Negotiated GMP

Concerns:

- Budget
- Schedule
- Efficiencies
- Best in Marketplace



The Challenge

- Role of Real Estate Development
- Need for Speed, while improving...
 - User satisfaction
 - Building flexibility
- While...
 - Lowering costs
 - Preserving architectural & building quality



The Belief

“All of us are smarter
than any of us”

We can:

- Minimize disputes
- Incentivize collaboration
- Enjoy the process as much as the result

The Experiment

2001 Soto

- Land adjacent to our Health Sciences Campus with under-utilized warehouse facility
- High demand for space (academic, research, administrative, clinical)
- Large leases coming up for renewal
- Competition with internal group
- Minimal information on users

The Result

- Extremely efficient building
- Award winning architecture
- High post-occupancy satisfaction
- Early and very under budget

How it was achieved:

- Great team
- Shared incentives – time and budget
- Constant collaboration

The Next Step

Engemann Student Health Center

- Core campus project
- Imminent need but multiple delays due to over-budget proposals and uninspired designs
- Domino effect delaying Village at USC



The Next Step

Engemann Student Health Center

- Design-build team formed in one week
- Concept development in two weeks
- Cost estimate in two weeks
- Presentation to senior leadership in one week
- 4 months from concept approval to DB contract award



The Next Step

Engemann Student Health Center

Results:

- Early delivery (opening January 2013)
- Under budget (by millions)
- Handful of change orders – all of which were owner-driven aesthetic issues



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Design~Build Future

Design-build is currently being considered for multiple capital projects

- HCC III/IV
- The Village at USC
- Glorya Kaufman School of Dance

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- Value of speed to market
 - Limitation of design risk to the university
 - Controlling costs & limiting disputes



Design~Build Future

The Challenges of Design Build at USC

- Higher perceived initial cost
- Concern regarding limited design control
- Partner selection



Design~Build Future

USC's Tools for Success

- Partner selection
 - Both trusted and new
 - DB experience and commitment
- The Basis of Design
- Developed and unchanging programs



BASIS OF DESIGN

April 30, 2012

Questions?

