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