‘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
MB Hospital Parking Garage

UCSF MISSION BAY
PHASE I

SUNKINCTION CHART - PHASE I

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<td>TOTAL</td>
<td>544</td>
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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
Block 25A Academic Building
Block 25A Academic Building
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