Innovative Tools to Win and Deliver a Design-Build Project
ANNUAL CONFERENCE & AWARDS PROGRAM

Design-Build Done Right

Integration + Collaboration = Success
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County of Los Angeles
Department of Public Works
Project Manager

37 Years: Facilities Planning, Design, Construction and Maintenance including acting as Owner’s Rep for Large Capital Projects
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Peter Loeb, DBIA

Pankow Builders
Project Executive
25 Years: Construction & Real Estate Industry encompassing Design-Build Experience, Team Leadership, Collaboration with Owners and Design Professionals
Thom Greving, AIA, NCARB, LEED GA

HKS, Inc.
Design Director
Associate Principal, Senior VP
36 Years: Professional Experience
Jacob Williams, DBIA, NCARB

County of Los Angeles
Department of Public Works
Assistant Director
30 Years: Architecture, Project Management, Planning, Development and Administration
L.A. County Design-Build Strategy

- Why Design-Build?
- Best Value Procurement
- Family Support Center a great example
AGENDA

- Project Overview
- Scoping
- Procurement/Selection Process
- Integrated Design Strategies
- Construction
- Closing Remarks
PROJECT OVERVIEW
County’s Project Objective / Purpose

- Consolidate 7 departments & services
- $175 million total budget
- 1,000 employees
- 1,000+ clients daily
- 216,000 SF Build-to-Suit
- 1,325-car Parking Structure
- 6.8 acre campus-like site
“Perhaps the most significant outcome desired by the County is to change the way it provides services to its clients and guests.”
“To enrich lives through effective and caring service”

“Thinking beyond the building”

“Creating places that enhance the human experience”
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WESTERN PACIFIC REGION
PASADENA, CA
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PASADENA, CA
Scoping Documents

- Scoping vs. Bridging
  - What will you get?
  - How will this work?
  - D-B creativity and innovation

- What is the appropriate content/quantity?
Scoping Documents
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Step 1: How we were able to digest the scoping documents.

Red: Required

The County’s space program is to be accommodated in a new 5-level building of approximately 212,000 square feet

Blue: Wish List

The building’s floor plate should be narrow or feature one or many light courts to allow significant access to daylight and views.

Black: General Comments

The parking structure can be located as close as 15 feet from the western property line which allows enough room for significant landscape and softscape, in respect of the neighboring property.
# Step 2: Organization

## San Fernando Valley Family Support Center

### Scoping Document Critical Statements

<table>
<thead>
<tr>
<th>Item</th>
<th>Vol.</th>
<th>Section</th>
<th>Pag</th>
<th>Highlight Color</th>
<th>Highlighted Statement</th>
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<tbody>
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<td>173</td>
<td>4</td>
<td>Design Criteria Narrative</td>
<td>5</td>
<td>Blue</td>
<td>The conceptual layout of the parking structure included in this scoping document is a three bay, six-level facility with one level below-grade, one level at grade, and four levels above the level at grade. Vehicular vertical circulation will be provided with a scissors helical ramp.</td>
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<td>174</td>
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<td>Design Criteria Narrative</td>
<td>5</td>
<td>None</td>
<td>Pedestrian vertical circulation will be provided with a minimum of three elevators.</td>
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<tr>
<td>175</td>
<td>4</td>
<td>Design Criteria Narrative</td>
<td>5</td>
<td>Red</td>
<td>The parking structure shall not be taller than the MidValley Comprehensive Health Center or the new office building. Based on this requirement, the height of the parking structure to the top of the exterior spandrels along the north, south, and east sides is estimated to be approx. 45' above grade. The height at the highest point along the west side is estimated to be approx. 50'.</td>
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Step 3: Strategy

<table>
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<th>No.</th>
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<th>Code</th>
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</table>

The comments enable collaboration and feedback to improve upon the comprehensive design plan and strategy.
Quality Assessment
PROCUREMENT/SELECTION PROCESS
Determining the most appropriate length of time for an RFP response.

- Step 1: RFQ
- Step 2: RFP
- Step 3: PRE-SUBMITTAL MEETINGS
- Step 4: SELECTION
Pre-Submittal Meetings

❖ Owner
❖ Design Team
❖ Builder
Pre-Submittal Meetings
Selection (Scoring) Criteria

TEAM

DESIGN

PRICE
## Scoring Criteria

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<thead>
<tr>
<th>Category</th>
<th>Points</th>
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<tbody>
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<tr>
<td>Oral</td>
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</tr>
<tr>
<td>[100 Team, 50 Design]</td>
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<td>Safety</td>
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</tr>
<tr>
<td>Total</td>
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</table>
INTEGRATED DESIGN STRATEGIES
Integrated Design Strategies

❖ Weekly Meetings
  • Design
  • BIM Coordination

❖ Co-Location

❖ 65% Trade Commitment

❖ Client Part of Process
Integrated Design Strategies
Integrated Design Strategies

Southland Industries
Design Build Maintain

Cupertino Electric INC

AGA
Architectural Glass & Aluminum

Haworth

Western States Fire Protection Co.

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CONSTRUCTION
Construction

- Owner/CM Team on site
- Transparency
- Half-Time Talk
- Finish Strong Strategy
- TRUST
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FINISH SAFELY

Stay on your game! Stay alert!

Don't be complacent because the building “feels” finished. Disasters can surprise you and come from anywhere:

- Electricity
- Mechanical Equipment
- Overhead
- Highly Polished Floors

Continue to be aware of your surroundings.

QUALITY FINISH

The finishes are what the Owner will see and live with for the life of the building. The high quality of the finishes is your legacy and will be remembered for decades to come. Take pride in the work and protect it! Your achievements here are exemplary and you have a right to be proud.

FINISH ON TIME

Don't be content with simply finishing the project. There is no question that the satisfaction of delivering a quality project is greatly enhanced when it’s delivered on time. Be determined and help make this happen!

The importance of the schedule cannot be overstated.

There are only 112 days left before the Owner is scheduled to move in.

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CLOSING REMARKS
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