

DESIGN BUILD PROJECT DELIVERY

DESIGN BUILD PRESENTATION

- Design-Build Process
- Design-Build (DB) v. Design-Bid-Build (DBB)
- Advantages and Disadvantages
- 6o Joaquin - Example

DESIGN-BUILD PROCESS

The design-build authority created by Public Contract Code (PCC) section 22160 applies only to certain types of projects. The design-build statutes require the Town to meet the following criteria as a condition of exercising design-build authority:

- Only projects in excess of \$1,000,000 may be procured using design-build.
- Only projects for the construction of a building or buildings and improvements directly related to the construction of a building or buildings may be procured using design-build.

DESIGN-BUILD PROCESS

To utilize the design-build process, state law specifies certain requirements and processes the Town needs to follow. The two main requirements are specific steps to be followed during the procurement process as well as requiring the Town to adopt a Conflict-of-Interest Policy.

- Conflict-of-Interest Policy
- Procurement Process
 - Bridging Documents
 - Request for Qualifications (RFQ)
 - Request for Proposals (RFP)
 - Best Value v. Low Bid
 - Labor requirements

DESIGN-BUILD PROCESS CONFLICT OF INTEREST

Conflict-of-Interest Policy

- Adopted 11-17-21

This policy address a proposer:

- That is unable or potentially unable to render impartial assistance or advice to the Town.
- Whose objectivity in performing the contract work is or might be otherwise impaired.
- That has an unfair competitive advantage.

DESIGN-BUILD PROCESS PROCUREMENT PROCESS

Bridging Documents

- A set of documents developed by a certified and registered design professional that establish the scope and estimated price of the project.
- The statutory requirement provides the documents may include the size, type, and desired design character of the project, performance specifications covering the quality of materials, equipment, workmanship, preliminary plans or building layouts, or any other information deemed necessary to adequately describe the Town's needs.

DESIGN-BUILD PROCESS

PROCUREMENT PROCESS

Request for Qualifications (RFQ)

Process will pre-qualify proposers

RFQ includes:

- Scope and needs of the project.
- Factors and scoring criteria used for evaluating if a firm is qualified (expertise, experience, record).
- A templated statement/questionnaire that includes relevant company and partner information.
- Certification of the information under penalty of perjury.
- Agreement in form that if selected will comply with labor requirements.

DESIGN-BUILD PROCESS PROCUREMENT PROCESS

Request for Proposals (RFP)

After the Town prequalifies the DB entities pursuant to the RFQ, the Town must prepare an RFP that invites the short-listed entities to submit competitive sealed proposals.

The RFP must include, without limitation, the following elements:

- The basic scope and needs of the design-build project, the expected cost, and the methodology the Town will use to evaluate proposals.
- Whether the Town will use best value or low bid to select the design-build entity.
- The factors the Town intends to consider in evaluating proposals and the weight assigned to each of the evaluation factors.

DESIGN-BUILD PROCESS PROCUREMENT PROCESS

Best Value v. Low Bid

TOML has the choice of selecting the DB entity based on best value or low bid.

Low Bid selection is consistent with DBB practices and results in the selection of the lowest proposed price by a responsible bidder. TOML must specify that the proposals are to include lump-sum bids and that award will be made to the lowest responsible DB entity.

Best Value selection requires the Town to evaluate the proposals using a set of criteria established in the RFP. The criteria must include price, design and construction expertise, and life-cycle costs. Under this process the award of the design-build contract must be made to the responsible design-build entity whose proposal is determined by the Town to offer the best value to the public. The Town may include provisions in the RFP reserving the Town's right to request proposal revisions and to hold discussions and negotiations with responsive proposers

DESIGN-BUILD PROCESS PROCUREMENT PROCESS

Labor Requirements

In addition to the described detailed procurement process, the design-build statutes also include a skilled and trained workforce requirement. This requirement mandates the design-build entity enter into an enforceable commitment to meet workforce requirements on the project as a condition of being prequalified to submit a proposal.

DB V. DBB

DB Benefits

- Quicker process
- Reduced risk to TOML
- Easier to budget

DBB Benefits

- Better project clarity
- More TOML control
- Can be cheaper

DB Disadvantages

- Can be more expensive
- Creativity
- Less TOML involvement

DBB Disadvantages

- Costs are fluid
- Longer process
- Communication

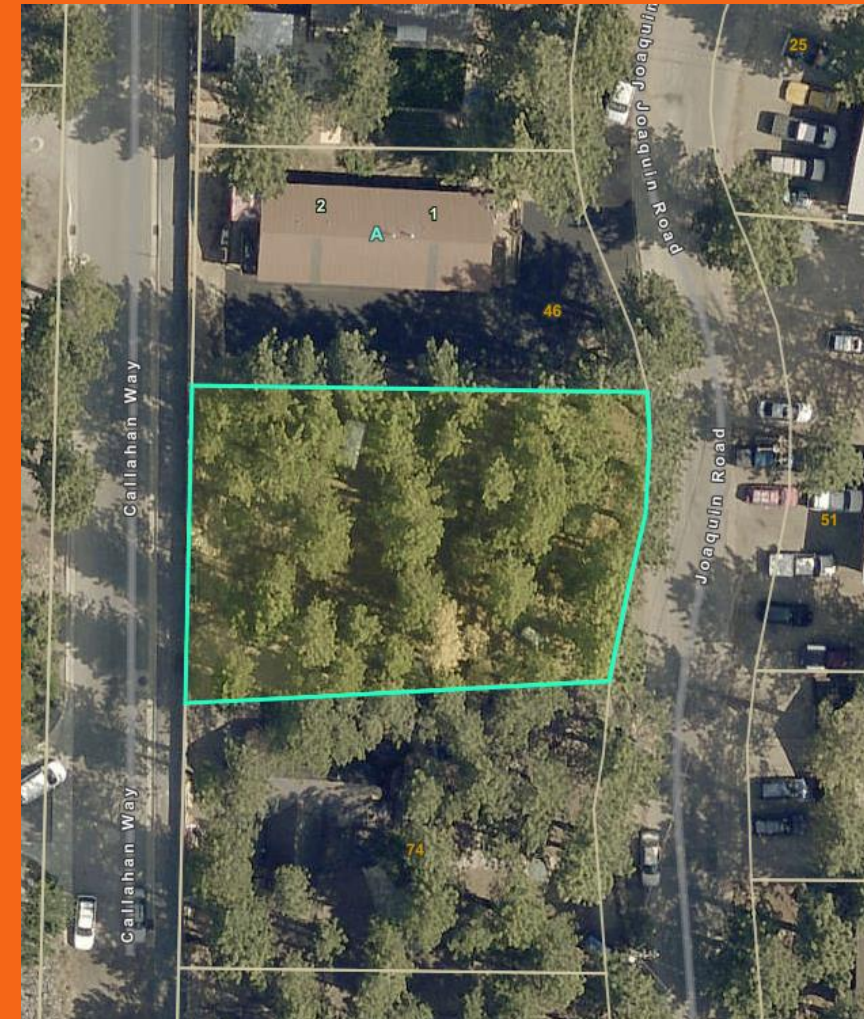
60 JOAQUIN - EXAMPLE

Project Description

- 6-unit PUD
- Budget of \$2.8M

Preliminary Schedule

| Description | Completion Date |
|---|-------------------|
| Advertisement/Distribution of RFQ | November 22, 2021 |
| SOQs Due | December 17, 2021 |
| SOQ Evaluation per Criteria and Numerical Ranking | January 7, 2022 |
| Prepare Shortlist of Qualified Firms | January 7, 2022 |
| Release RFP to Qualified Firms | January 7, 2022 |
| Proposals Due | February 17, 2022 |
| Design-Build Entity Selection (Town Council Award) | March 2, 2022 |
| Negotiations and Notice to Proceed | March 3, 2022 |
| Entitlements | March/April 2022 |
| Building Permit Submittal | May 2022 |
| Grading Permit Issuance | May 2022 |
| Building Permit Issuance | June 2022 |
| Completion and Issuance of Certificate of Occupancies | Spring 2023 |



eProcurement Portal Site:

<https://secure.procurenow.com/portal/townofmammothlakes/projects/14033>