



Emerging Technologies: Principles and Best Practices of Collaborative Delivery Methods



Collaborative Delivery

A method in which an owner enters into a single contract for the design, construction and commissioning of a project



What Delivery Method ?



What Procurement Process?



What Form of Contract

Collaborative Delivery

NO LONGER ALTERNATIVE

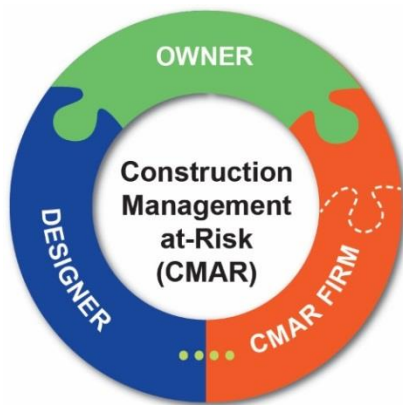


- Design-Build
 - Progressive
 - Fixed Price
- Design-Build Operate
- Public Private Partnerships (P3)
- Construction Management at Risk (CMAR)

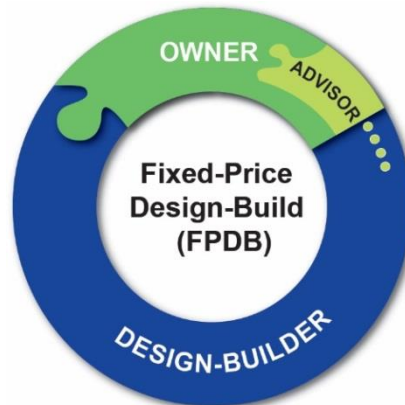


Collaborative Delivery

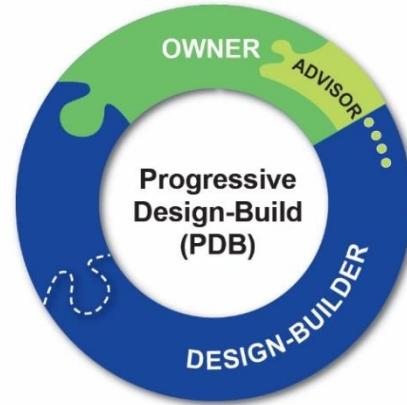
METHODS



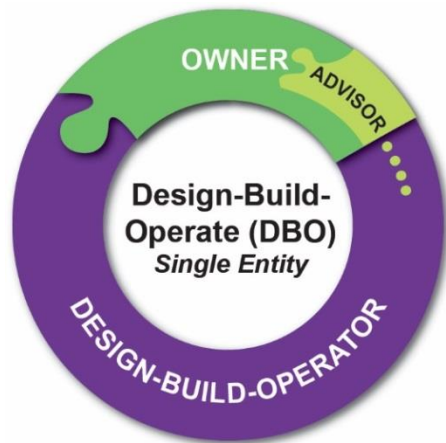
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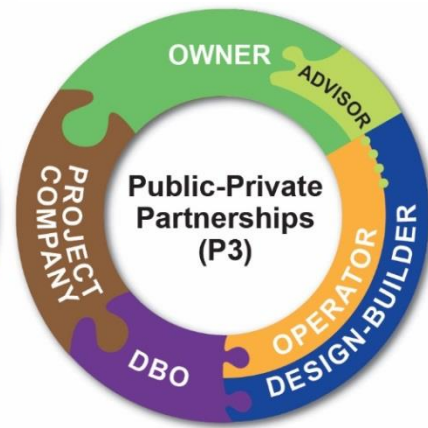
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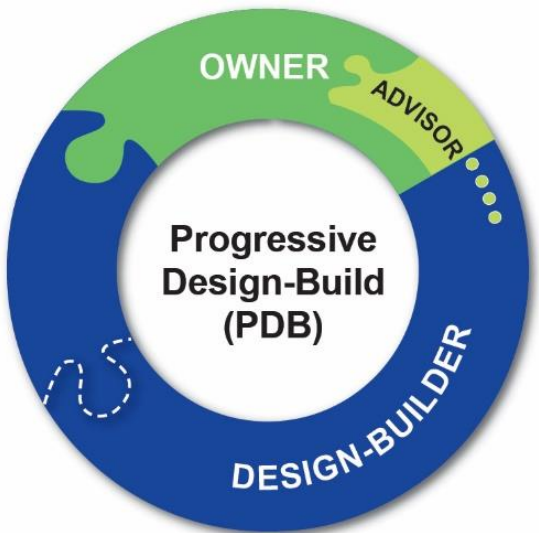
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Design-Build Delivery

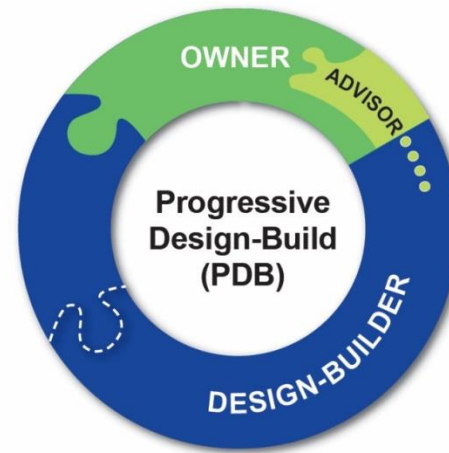


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Progressive Design-Build





Distinguishing Features

PROGRESSIVE

- One DB contract with two phases
 - 1st - DB firm works with Owner to develop project scope, detailed design, all permit applications and schedule with “off-ramp” for Owner exclusively if final pricing cannot be agreed upon
 - 2nd - DB proceeds to complete design, construction, testing and acceptance, and close-out
- DB has single source responsibility for overall project performance



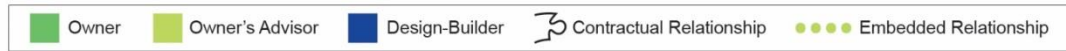
Differences

PROGRESSIVE

- Only way owner can take off-ramp is if price cannot be negotiated
- Significant cost burden to administer GMP
- Has single point of accountability
- Some owners chose to use two contracts and not a two phase contract – which adds time and cost
- Owner has opportunity for significant involvement in detailed design and scope refinement



Fixed-Price Design-Build



Specific Requirements

FIXED-PRICE

- Either prescriptive or performance
Prescriptive RFP limits innovation and creativity
- Performance RFP can provide flexibility and innovative cost-effective results.
- Requires fixed-price in proposal
- Owner can negotiation with another firm if cannot agree with first.





Distinguishing Features

FIXED-PRICE

- Typical 2 step process with firms short-listed
- Technical package required with evaluation criteria
- Selection based on concept of “best value”
- Contract awarded to proceed on work at a specific price



Comparisons

DELIVERY METHODS

[ties back to characteristics and selection criteria]

PROGRESSIVE

DB firm selected largely on qualifications

Collaboration benefits with DB team to develop scope, quality, schedule and cost

Owner controls project scope and design process

Cost transparency eliminates risk of public bids over budget

Support for Owner to obtain environmental permits

Reduced cost of technical package and RFP procurement

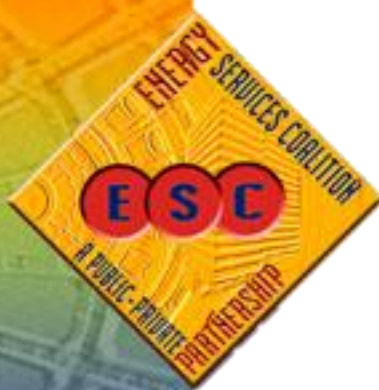
FIXED-PRICE

Shortlisted proposers compete on both technical solution and price

Subcontractor/suppliers provide market price competition

Innovation opportunities with multiple proposers

Fixed-Price price for contract award

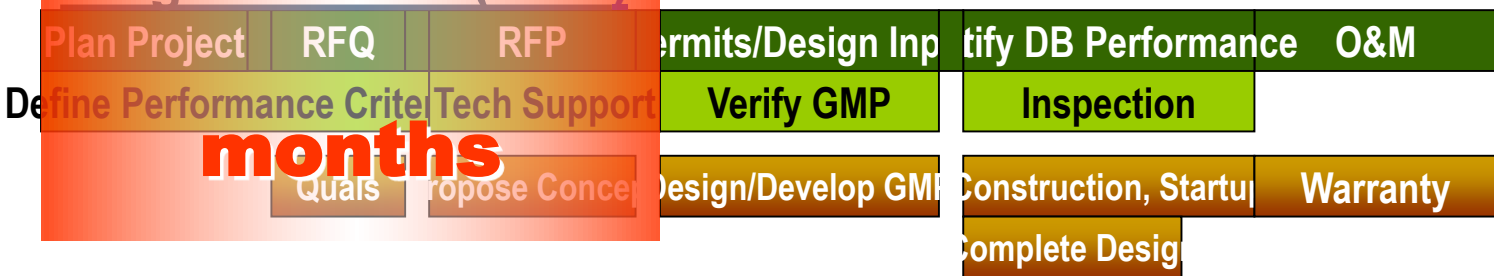


Comparisons

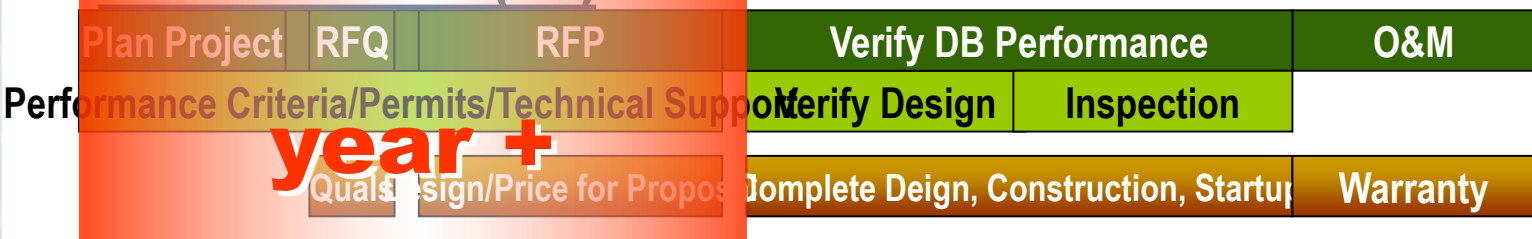
PROJECT SCHEDULE



Progressive DB (GMP)



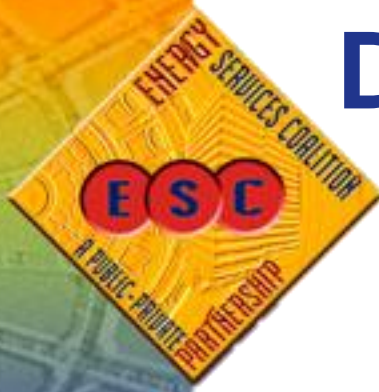
Fixed-Price DB (LS)



Design-Build Delivery

SUMMARY

- Single contract for overall performance
- Schedule savings with early start of construction
- Encourages design and construction innovation
- Early cost certainty; less change orders
- Clear warranty accountability





DISCUSSION

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