

Design-Build Project Delivery Method Overview

Board Meeting
February 26, 2019



Presentation Outline



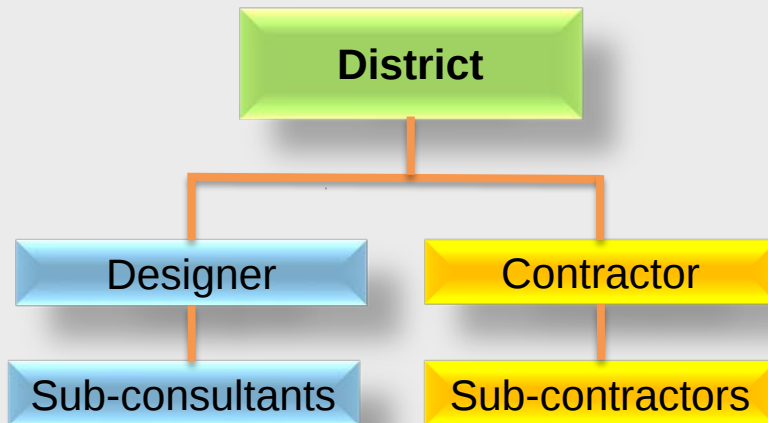
Design-Build Definition and Background

- The design and construction services are contracted to a single entity
- One contract to cover both design and construction
- Single point of responsibility and accountability
- Public Contract Code Section 22162.5



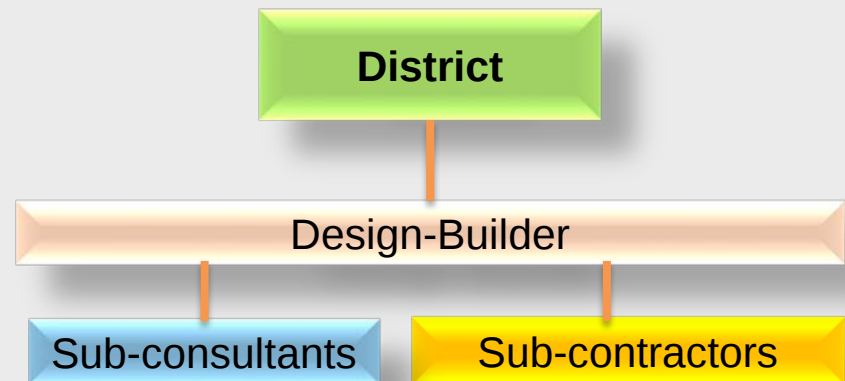
Contracting Relationship: DBB vs. DB

- District, Designer, Contractor
- District to Designer
- District to Contractor



Design-Build

- Two prime players:
 - District, Design-Build
- One contract
 - District to Design-Build



Santa Clara Valley
Water District



Key Differences: DBB vs. DB

Topic	Design-Bid-Build	Design-Build
Number of contracts	1) Designer 2) Contractor	One contract <i>(single point accountability)</i>
Project award	Low bid	Best value or low bid, owner decides
Contract	Prescriptive	Performance-based
Work phasing	Design must be fully complete before construction begins	Design and construction can overlap
Price certainty	No builder estimates of construction cost during design; Lowest bid plus change orders	Early knowledge of construction cost; Guaranteed Maximum Price plus change orders



Potential for Changes

- ▶ Typical change orders could result from:
 - Owner-directed changes in scope or requirements (e.g. District-established constraints such as plant or process shutdowns)
 - Requirements imposed by third parties (e.g. permitting agencies, regulators, utility companies)
 - Unforeseen site conditions
- ▶ Design-Build: Fewer change orders related to design/construction disconnects (e.g. constructability and coordination issues) are expected.



Drivers for Using Design-Build

- Single-point accountability
- Builder is involved in design process
- Designer-Builder collaboration can result in better quality
- Potential for innovation
- Speed of delivery (potential time and cost savings)
- Price certainty
- Lower costs (based on industry-wide experience)



Proposed Projects for DB Delivery Method

Staff Recommends using DB for :

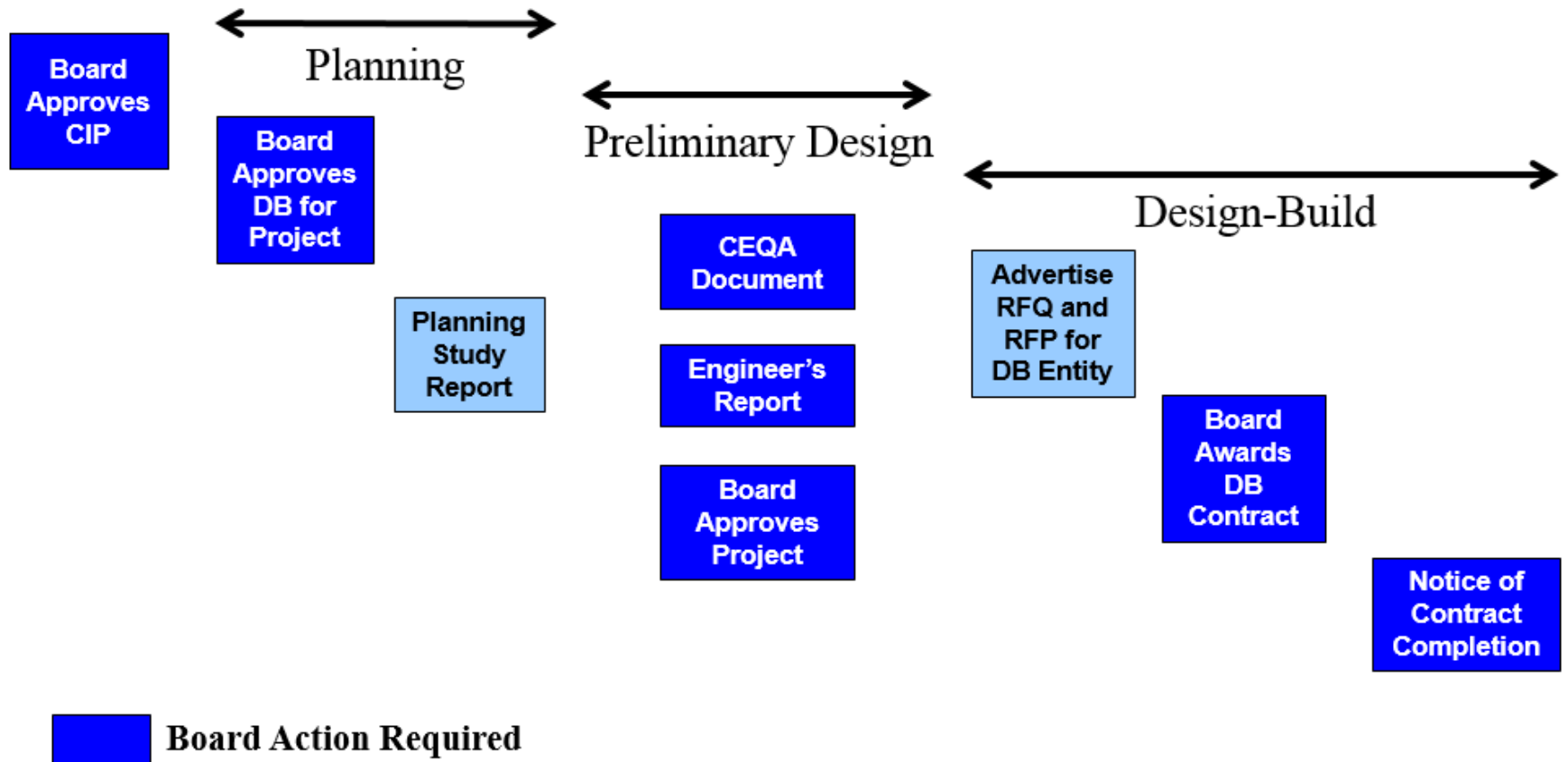
1. Coyote Pumping Plant Adjustable Speed Drive Replacement (\$17M)
2. Vasona Pumping Plant Upgrades (\$25M)

Why?

- Take advantage of legislative authorization
- Potential for time and cost savings
- Improve project coordination
- Gain experience beginning with smaller projects



Project Delivery Process Chart - DB



THIS PAGE INTENTIONALLY LEFT BLANK