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DESIGN BUILD, LLP

children's
museum
PITTSBURGH

THE FORBES FUNDS

GatewayRehab

INTRODUCTION

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OUR PROJECTS

Gateway Rehab

Children's Museum

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AGENDA

- Basics of Construction
- Delivery Methods
- Project Planning and Scope of Work
- Your Project
- How to select your professional team
- Funding Requirements
- Project Meetings
- Project Budgeting
- Your Unique Project Aspects
- Best Practices

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BASICS OF CONSTRUCTION

- Trends in the industry
 - Sustainability / LEED Certification
 - BIM – Building Information Modeling
 - Design Build and Collaborative team arrangements
- Delivery methods

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DELIVERY METHODS

CONSTRUCTION DELIVERY METHODS

High Owner's Risk	Design-Bid-Build	Construction Manager At Risk (CM)	Low Owner's Risk
Agency Construction Manager (ACM) • Typically used when public agencies use public money to fund projects • Traditional method • Linear process with no overlap of phases	Design-Bid-Build • CM & A/E work together to develop & authorize the design • CM is provided by the CMs who received bid from and awards contracts to subcontractors	Construction Manager At Risk (CM) • CM & A/E work together to develop & authorize the design • CM is provided by the CMs who received bid from and awards contracts to subcontractors	Design-Build • The Design/Builder is one entity hired by the Owner to design and build the project • Owner design and construction risk shift to contractor involvement in the design • Higher level of accountability since contractor will be one entity • Design risk is shifted from the owner to the Design/Builder
Structure 	Structure 	Structure 	Structure
Advantages • CM reduces burden on the owner • Provides construction/technical expertise throughout • Cost estimating during design protects budget throughout the process	Advantages • Established delivery method with well defined obligations • Roles well understood and repetitive projects • A/E works directly for the Owner	Advantages • Construction experience based on quality not just lowest bid • Good knowledge of costs, options, pricing, and schedule • Client involved with selecting subcontractors • Allows fast track delivery (early packaging) • Guaranteed maximum price (GMP) fixed • Construction expertise incorporated into the design • Competitive bidding is utilized in the process	Advantages • Faster design and construction • One point of contact and responsibility • Owner design and construction risk shift to contractor involvement in the design • Higher level of accountability since contractor will be one entity • Design risk is shifted from the owner to the Design/Builder
Challenges • Risk involved with Owner retaining all prime contracts • CMs does not hold direct contract with the prime contractor which can complicate communication • CMs budget is not guaranteed • CMs may lead to accusations	Challenges • Low bidder may not have the correct qualifications • Owner is responsible for two contracts • All parties have different agendas • Long process leads to longer schedule • Limited subcontractor control • May require special or unique to meet budget objectives • Client is unaware of true project costs until after the job is completed • Most difficult delivery method	Challenges • Two contracts to Owner to manage • Design risk is still in the hands of the Owner	Challenges • No checks and balances between Design/Builder • New learning curve for Owners

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PROJECT PLANNING AND SCOPE OF WORK

- Site selection
- Municipal requirements/zoning
- Design iterations
- Neighbor/community involvement



CLASS (United Cerebral Palsy)







Auberle



YOUR PROJECT

- Assemble your internal team
- Appoint a leader – must be willing to say no
- Define your program
- Build consensus internally, from board and community
- Pros and cons of an Owner’s representative



HOW TO SELECT YOUR PROFESSIONAL TEAM

- Selection Methods
 - RFQ
 - RFP
 - Design Competition
- Select based on value, not solely on price
 - Experience
 - Team
 - Fit



Benedictine Sisters Convent



FUNDING REQUIREMENTS

- RACP
- CITF
- Board of Directors
- Implications



Franciscan Sisters Mother House and Chapel



The Woodlands Foundation – Mediation Center

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PROJECT MEETINGS

- Pre-Construction
 - Who should attend?
 - Input from all stakeholders is critical
 - Executives/Board
 - User Groups
 - Maintenance Staff
- Construction
 - Who should attend?



Josh Gibson Foundation




Hill House Auditorium


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PROJECT BUDGETING


- Hard costs
- Soft costs / FFE
- Operating expenses




Pittsburgh Botanic Garden



The Groves at the Woodlands



Oakland Catholic High School

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YOUR UNIQUE PROJECT ASPECTS - CONSTRUCTION


- Local or disadvantaged labor involvement
- Educational aspects
 - Site tours for students
 - Job shadowing
 - Internships
- Safety




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BEST PRACTICES

- Assemble your team early
- Select based on value and fit
- Collaborative and team oriented construction is best
- Budget early and often
- Have a strong internal leader of the team

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QUESTIONS?

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