

ADVANCED CONTRACTING UNIT (ACU)

OFFERING NEW WAYS TO DEVELOP AND DELIVER PROJECTS

THE VISION OF THE NEW DESIGN-BUILD “LITE”

One of the goals of Design-Build Lite is to create a more streamlined means for delivery than is presently available in Design-Build Basic. The primary difference between DB Basic and DB Lite is the allocation of responsibility and risk. DB Lite places more responsibility on the Agency in regard to quality, environmental permitting and compliance, and third party conflict resolutions. The use of DB Lite as the delivery method could be limited should the project require significant environmental clearance, right-of-way acquisition needs, or major third party conflict resolution/agreements. DB Lite is intended for use on less complex projects under \$20 Million in size. We are “rolling-out” two new products this Spring, 2008. The two new avenues of project delivery are:

- Design-Build Lite Best Value (DB Lite BV) and
- Design-Build Lite Low Bid (DB Lite LB)

These products provide flexibility to do more projects with less cost, less complex elements for design and/or the potential for “fast-tracking” the delivery. These products should be easier and less expensive for the Designer, the Contractor/Builder and the Owner.

BASIC COMPARISONS BETWEEN DB LITE BV AND DB LITE LB

DB Lite Best Value	DB Lite Low Bid
Looks like a simpler DB Basic	Looks like Design-Bid-Build (DBB) with some design elements.
Uses the DB Base Document General Provisions and Special Provisions	Uses the DBB Standards and Special Provisions
Uses a designer and contractor prequalification evaluation process and may or may not award to the low bidder	Uses the lowest qualified bidder
The Designer completes the designs which are accepted by the Agency	Final designs are submitted and “Approved” by the Agency
Agency has the option to require the Design-Builder to participate in the Construction Engineering and Inspection (CE&I)	Construction Engineering and Inspection (CE&I) is done by the Agency
Although similar to DB Basic, Proposer’s Qualifications and Price are submitted together	DB Lite Low Bid melds some Design-Build features with the conventional DBB method

DB Lite Best Value	DB Lite Low Bid
DB Lite BV has a smaller design component than DB Basic with Regions doing more of the preliminary project development and plans. Regions may do construction administration and inspection	This would have a minimal Design component in a project that goes out on the street as an advertised "Low Bid" project, with much more involvement by Regions for both the project development and the construction administration and inspection
DB Lite BV should be used on projects where "fast track" is desired, design and construction criteria are not complex and innovation is not sought. This might include single bridge replacements and modifications where ROW, Environmental Permitting and 3 rd Party Conflicts are the Agency's responsibility	As a general rule, the low bid approach should be used on projects where design and construction criteria are concise, clearly defined, and innovation or alternatives are not being sought. This might include bridge projects with a specified foundation type, span lengths, and beam type. This might also include preservation, resurfacing projects, signalized intersection improvements, region wide sign projects, etc.

WHY EXPLORE ALTERNATIVE DELIVERY METHODS?

DB Basic, CM/GC, DB Lite BV and DB Lite LB are not meant to replace DBB. They are offered as alternate procurement tools.

It is envisioned that with these additional tools of project delivery at our disposal, the Agency will have more versatility, flexibility and better control of the project procurement budget and schedule. With these alternatives, decisions can be made for more expeditious means of utilizing the outsource environment for design and construction by assessing the projects in advance of design expenditures.

For some of the less complicated projects, time and money may be saved by contracting both the balance of the design with the construction rather than having a separate A&E design WOC and then a conventional DBB.

Also, it has been found that DB Basic provides opportunities for innovation and the ability to include contract administration and inspection in the Contract. However, with smaller, less complex projects and limited opportunity for innovation, there are still advantages to having the final design and construction handled under the same contract. This can be done without outsourcing the contract administration and inspection.

By utilizing a decision matrix or similar process for selection, it is hoped that in the early planning and scoping of potential future projects, these alternate forms of delivery will be foremost in consideration. Many will be rejected and set for the conventional DBB, but considering them first may avoid spending valuable time and money on early design or delays due to outsourcing the design and then the construction, separately.

Next Steps:

Progress Reports and Update:

R2 PDLT	March 10, 2008
ACEC Conference	April 15, 2008
Statewide PM Team	April 2008
AMLT	April 2008