Public Works Delivery Methods and Use at Sound Transit

12/12/19
Why We Are Here

• Review public works delivery methods and use at Sound Transit
• Share how Sound Transit selects the appropriate delivery method
• Discuss Sound Transit’s experience using the delivery methods
• Today we are here to provide a briefing
Design-Bid-Build Structure

- 1 Design Contract
- 1 Construction Contract
- No Relationship Between Designer and Contractor
Design-Bid-Build Profile

- Linear Process
- Owner Controls Design
- Owner Responsible for Design Risk
- Owner Makes All Decisions
General Contractor/Construction Manager Structure

- 1 Design Contract
- 2 Construction Contracts
  - Preconstruction (During Design)
  - Construction
- Indirect Relationship Between Designer and Contractor
General Contractor/Construction Manager Profile

- Contractor Input During Design
- Potential for Reducing Project Risks
- Owner Controls Design and Owns Design Risk
- Owner Makes All Decisions
- Negotiated Contract (Not to Exceed Amount)
Design Build Structure

- 1 Design and Construction Contract
- One Team Responsible for all Design and Construction

Diagram:
- Owner
- Design Builder
- Design Subconsultants
- Specialty Trades
Design Build Profile

- Managing to Project Performance
- Integrated Process
- Design Builder Owns Design Risk
- Owner & Design Builder Design Collaboration
- Build During Design
Delivery Selection Authority

Public Bodies must obtain approval through State’s Project Review Committee (PRC)

Two Ways to Gain PRC Approval
• Individual Project/Contract Approval
• Public Body Certification for Design Build and/or GCCM for a 3-year term
Main Drivers for Delivery Method Selection

- Schedule
- Type of work
- Community, permit and/or jurisdictional commitments
- Opportunity for creativity
- Team
- Jurisdictional relationship and capacity
- Current market conditions and capacity
- Design complexity
Design-Bid-Build in Practice

The traditional approach

• Commitments often control design
• Schedule affords linear process, where contractor is selected after the design is complete
• Better entry opportunity for new contractors
• Price is everything

Examples

• East Link Extension - South Bellevue Segment (E320)
• Northgate Link Extension - Northgate Tunnel (N125)
GC/CM in Practice

**Selection** - Contractor input is essential during design phase

**Preconstruction**
- Develop intentional and purposeful relationship between General Contractor/Construction Manager and Designer
- Be receptive to contractor feedback on design
- Optimize framework for continuous schedule and cost feedback
- Advance conversations around trade packaging strategy early
- Negotiation strategy

**Construction**
- Alignment with contractor on changes.

**Examples** - East Link Extension - International District Station to South Bellevue Segment (E130), Northgate Link Extension - Systems (N830)
Design Build in Practice

Important Considerations

- Alignment of owner and AHJ on design development – clear expectations around permits
- Owner benefit from design builder means and methods
- Threshold for quantity of prescriptive elements
- Realistic assessment of contractor role in quality, commissioning and certification
- Availability of designers and contractors; risk tolerance for new arrangements
- Extract Value from Procurement

Examples - East Link Extension - Bellevue to Redmond Technology Station Segment (E360), Federal Way Link Extension
Thank you.