

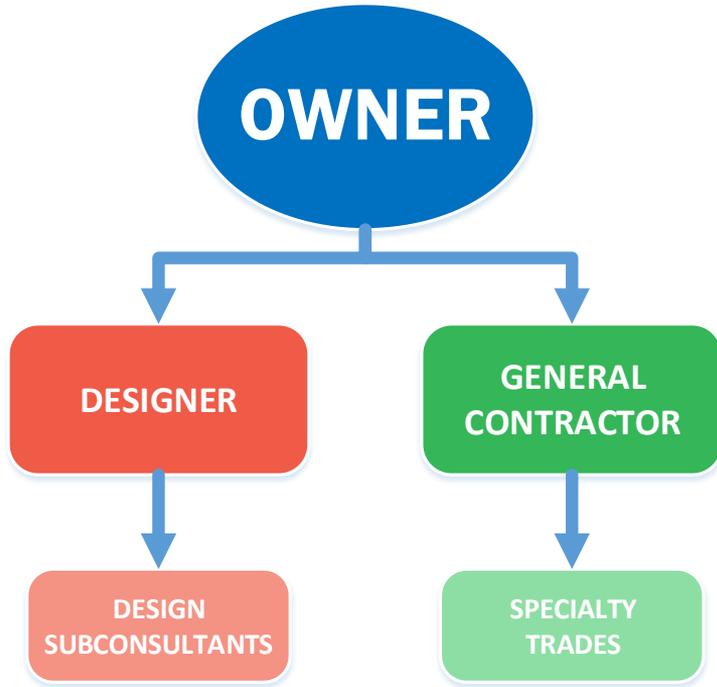
# *Public Works Delivery Methods and Use at Sound Transit*

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

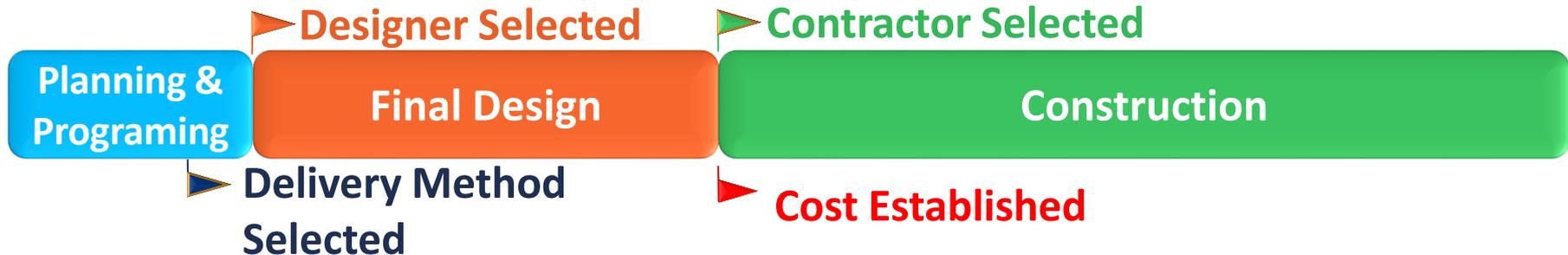
# Design-Bid-Build Structure



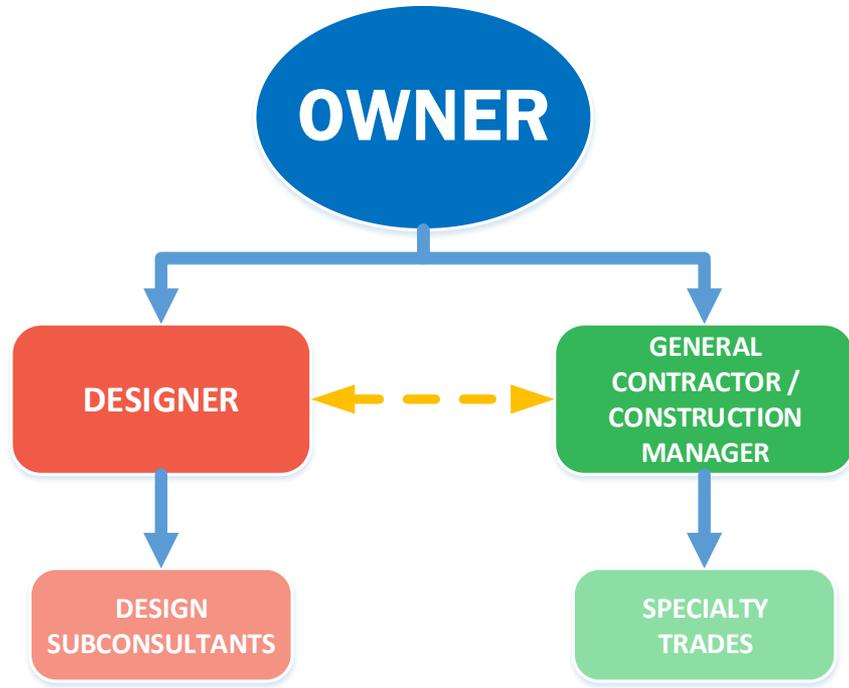
- 1 Design Contract
- 1 Construction Contract
- No Relationship Between Designer and Contractor

# Design-Bid-Build Profile

- Linear Process
- Owner Controls Design
- Owner Responsible for Design Risk
- Owner Makes All Decisions



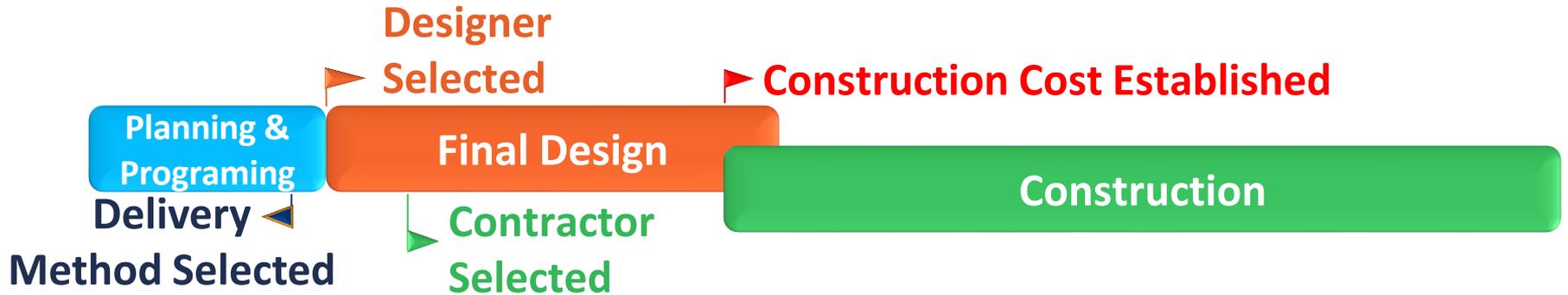
# General Contractor/Construction Manager Structure



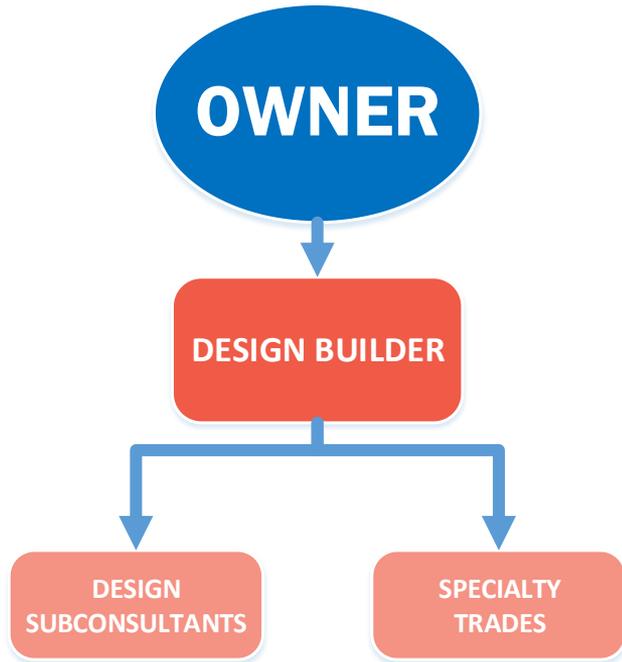
- 1 Design Contract
- 2 Construction Contracts
  - Preconstruction (During Design)
  - Construction
- Indirect Relationship Between Designer and Contractor

# 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

# 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.*



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