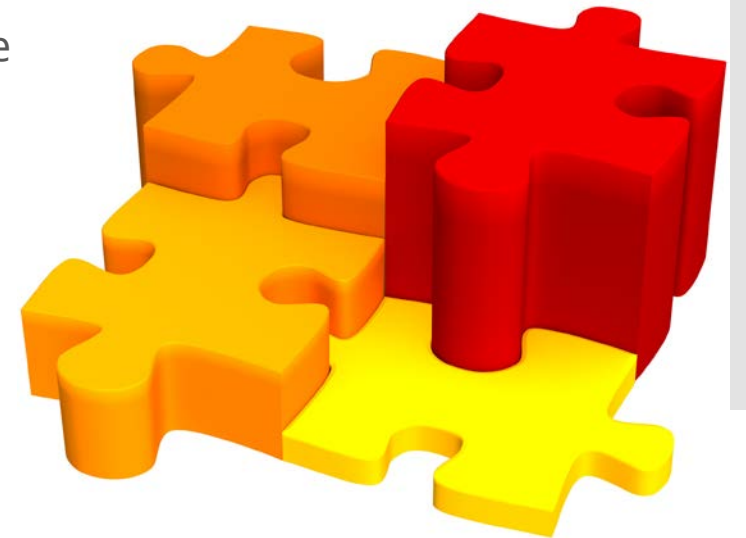


Delivering on the right fit solution

Progressive Design-Build in Washington Public Procurement

Definition of Progressive Design-Build

- The parties have not finalized the commercial terms when the Design-Build contract is signed.
 - Price and Scope are not established (neither maximum price nor scope established)
 - Scope is not established (maximum price established, flexible scope)
- The parties work collaboratively after Design-Build contract is signed to finalize commercial terms:
 - Final Scope
 - Final Schedule
 - Guaranteed Maximum Price



Progressive Design-Build Characteristics

- Design-Builder retained early in the life of the project
- Design-Builder selected primarily on qualifications
- Delivered in two distinct phases
- Contracting method is usually Cost Plus with Guaranteed Maximum Price



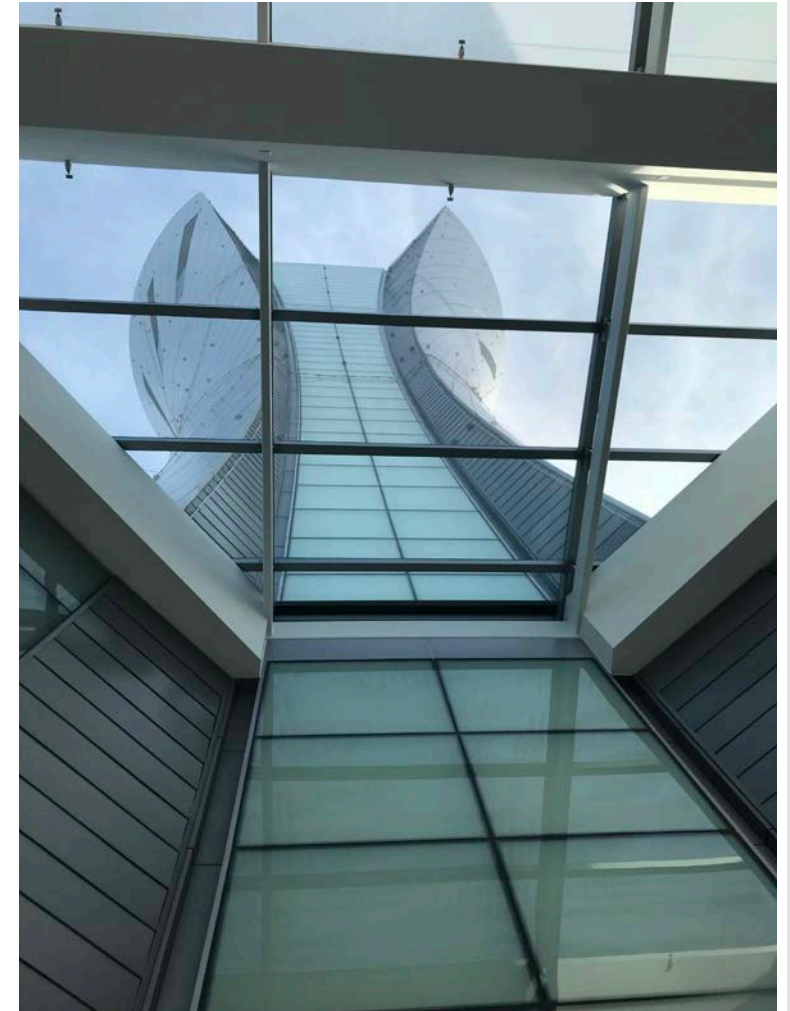
Why Use Progressive Design-Build?

- Streamlined Procurement
- Increased Owner Input in design
- Fewer Deliverables from Design-Builder
- Transparency into the Design-Builder's Costs
- Collaborative Single Point of Responsibility
- Off-Ramp for Owner



PDB In Practice

- Procurement is less expensive
- Procurement takes less time
- Owner has greater input into and control of design
- Opportunity to maximize price efficiency



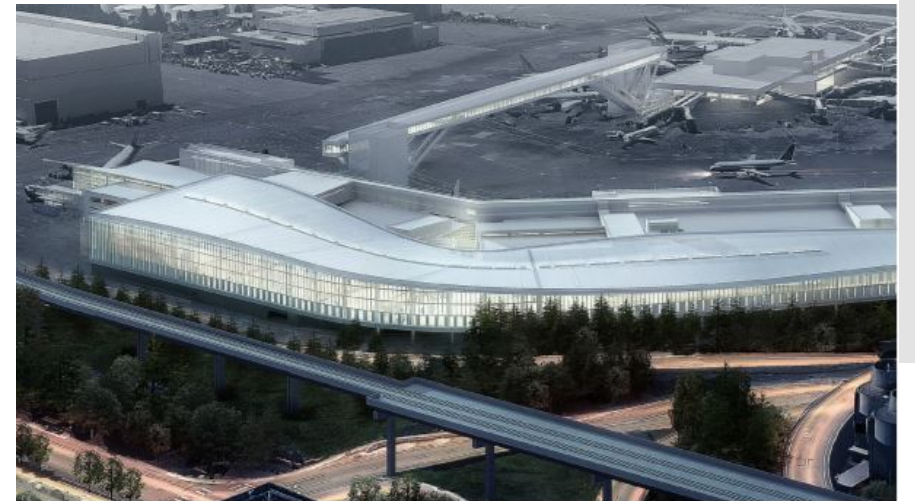
Obstacles to Progressive Design-Build

- Restrictive Procurement Laws/Regulations
- Award Without Full Competition on Overall Price
- Off-Ramp Is Problematic
- Subcontractor Procurement Challenges
- Owner Readiness/Preference
- Need for Prescriptive Requirements



Owner Considerations

- Owner/stakeholder readiness for PDB
 - Administrative burden
 - Education/training
 - “PDB Mindset”
- Local industry readiness for PDB
- Why does the owner want to do PDB?



Owner Considerations

- How much does the Owner want to be involved in the design?
- Does the Owner want designs from multiple designers prior to procurement?
- How extensive should the design deliverables be?



Other Procurement Options

Design-Bid-Build

- Low bid procurement
- Designs provided by Owner
- Familiarity with owners and construction community
- No opportunity for collaboration between designer and constructor

GC/CM

- GC/CM selected early.
- GC/CM collaborates with designer and provides constructability reviews.
- Guaranteed Maximum Price developed at 90% design.
- Potential early selection for mechanical and electrical subs
- All other subs selected on low bid basis.

Panel Discussion

- Moderator:

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