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

<table>
<thead>
<tr>
<th>Design-Bid-Build</th>
<th>GC/CM</th>
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<tbody>
<tr>
<td>• Low bid procurement</td>
<td>• GC/CM selected early.</td>
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<td>• Designs provided by Owner</td>
<td>• GC/CM collaborates with designer and provides constructability reviews.</td>
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<td>• Familiarity with owners and construction community</td>
<td>• Guaranteed Maximum Price developed at 90% design.</td>
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<td>• No opportunity for collaboration between designer and constructor</td>
<td>• Potential early selection for mechanical and electrical subs</td>
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<td></td>
<td>• All other subs selected on low bid basis.</td>
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Panel Discussion

• Moderator:
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