Oregon Department of Transportation

Design-Build: a method of project delivery used on mainstream projects for ODOT

INDUSTRY FORUM

Oregon Department of Transportation
September 29, 2005

Industry Forum Agenda

- **What is Design-Build for ODOT**
- *New* Procurement Process
- How To Participate
- OTIA III Bridge Initiatives
- Upcoming Projects

What is Design-Build for ODOT

Method of project delivery that places single-source responsibility for design, permitting, and construction.

- Single-source accountability
- Risks are assigned to the DB Team and managed by the team
- DB Teams typically consist of contractors, designers, environmental specialists, ROW specialists, RR and Utility coordinators, traffic control specialists, quality assurance / control engineers and public relations experts
- Selection is based on "Best Value" through combining quality proposals and price proposals

Traditional (DBB)

- Separate Designer and Contractor
- Designer … The Owner or an Engineering Consultant (QBS)
- Full Design Review
- Owner Owns Design
- Contractor … "Competitive Low Bid"
- Owner Manages Interfaces
- Owner is responsible for QC/QA
- The Rule: Construction Contractor is not responsible for the Design

The Future

Alternate Delivery Techniques (an expectation of key stakeholders)

- Prequalification
- Source Selection (Best Value) & QBS
- Warranties & Long-Term Maintenance
- Design-Build & CM at Risk
- Contractor QC/QA
- Incentives … Award Fee
- Trust … Partnering

Predicted that DB will equal DBB delivery by 2010 in U.S.
–Zweig White Survey

Reasons for Design-Build

- Early Completion
- Increased Certainty of Final Cost
- Increased Quality (DB Team has design & construction responsibility)
- Innovation
- Reduced Owner Staffing
- Less Management Effort
- Less Conflict

Demands for faster construction, greater management of budgets and fewer impacts during construction are important expectations of the public and elected officials that will drive Agencies to the DB Method of delivery.

Article posted on DBIA website entitled, "Design-Build Contracting for Highway Projects, A Performance Assessment" by Tom Warne and Associates (May 2005)

Comparison to DBB

- Differences
  - Roles and Responsibilities
  - Prescriptive Specs vs. Performance Specs
  - Technical solutions are significantly left to the DB Team's innovation and creativity. The Design-Builder is the "Engineer of Record".
  - Agency minimizes its active involvement with the Design-Builder. Agency only "Accepts" Definitive Design and 'As-Built' plans.
  - Quality control is provided by the Design-Builder with Agency assuring compliance to Quality Plans and procedures. Independent validation tests and audits are still conducted by Agency.
  - Improved control of Schedule and Budget

Thank you!

Questions?

Slide 8

KJ16 Replace with "thank you" and "questions?" if there's time for Q&A?
KJones, 8/24/2005