

# Measure G Bond Program

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## Project Delivery Methods

Facilities Division

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# Outline

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## Review Construction Project Delivery Methods

- Project Delivery Method basics
- What has BUSD used to date?

## Future considerations: Utilize Design-Build process

- BHS Parking Structure
- District-Wide Solar Implementation Projects
- Various Other Projects as Recommended by Staff



# Project Delivery Methods

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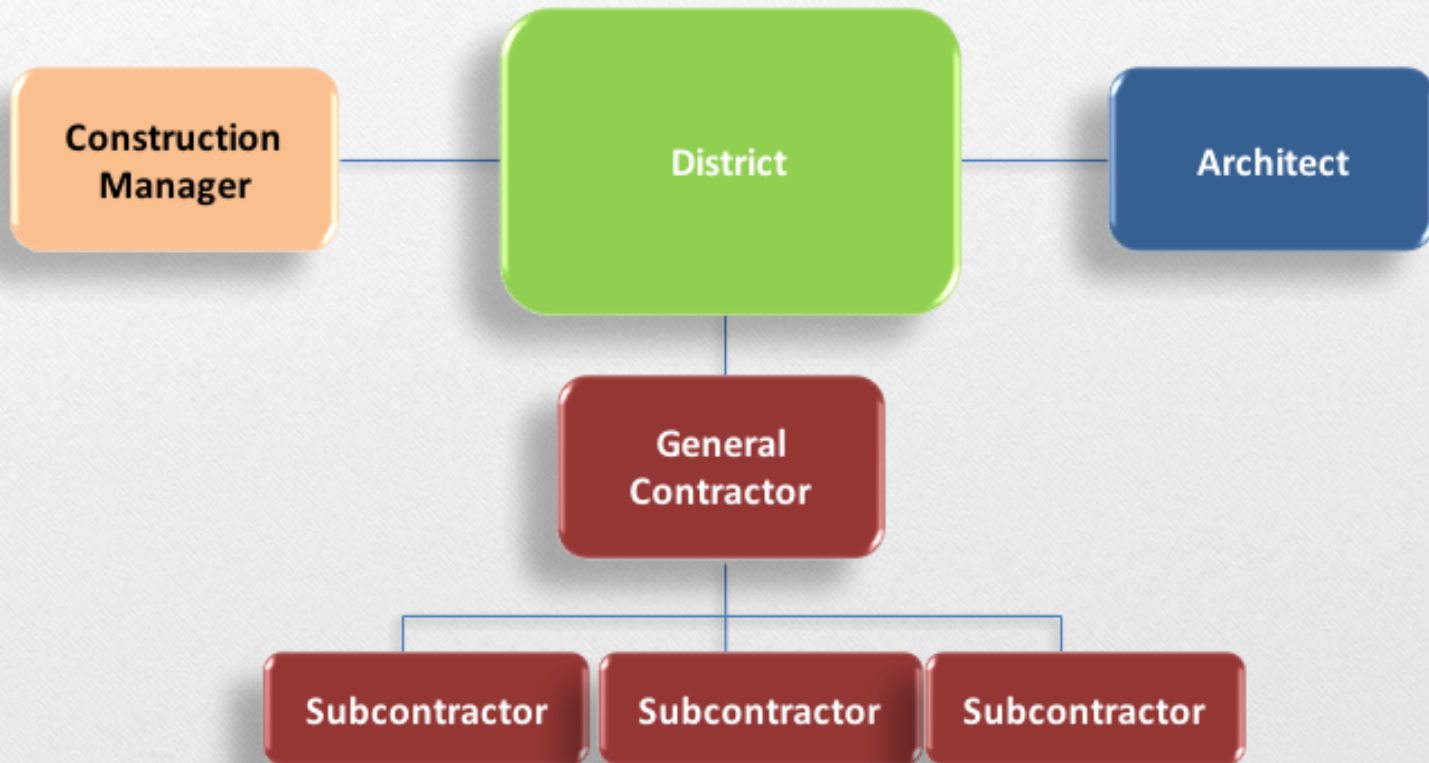
- Construction project contractual relationships—how project is “delivered”—money, risk, reward...
  - Design-Bid-Build (Traditional, hard-bid methodology)
  - Lease-Leaseback
  - Design-Build

Choice of Delivery Method is critical

- Impacts pre-design, design phases
- Consider options at earliest possible time
- Will set team expectations, a tone for the project

# Design-Bid-Build

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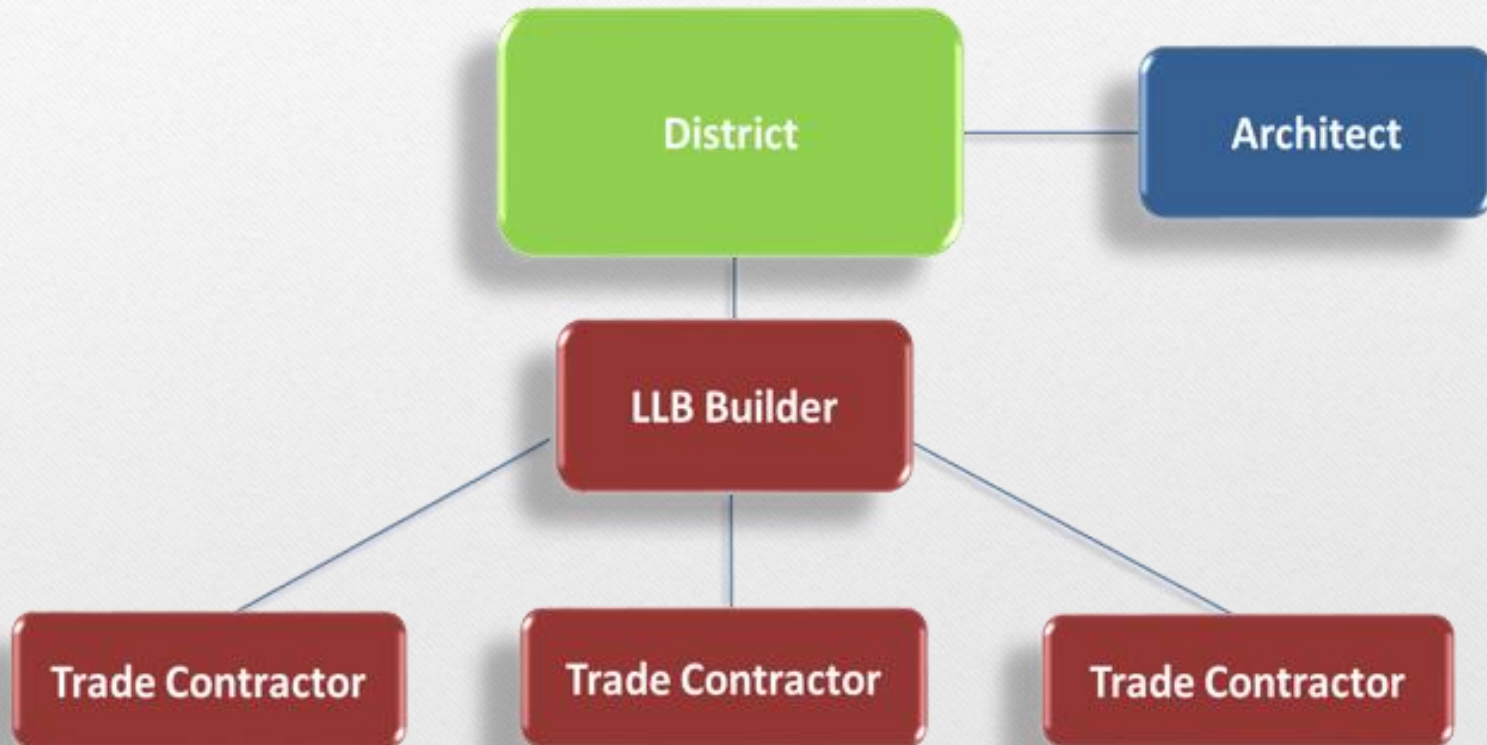
# Design-Bid-Build

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- Also known as "Hard-Bid"—default method for School District projects
  - Selection based only on price
    - Lowest responsive, responsible bidder
  - Fully coordinated plans and specs are critical
  - Change orders are more common
  - No early builder involvement to review plans
  - Often an adversarial atmosphere between team members

# Lease-Leaseback

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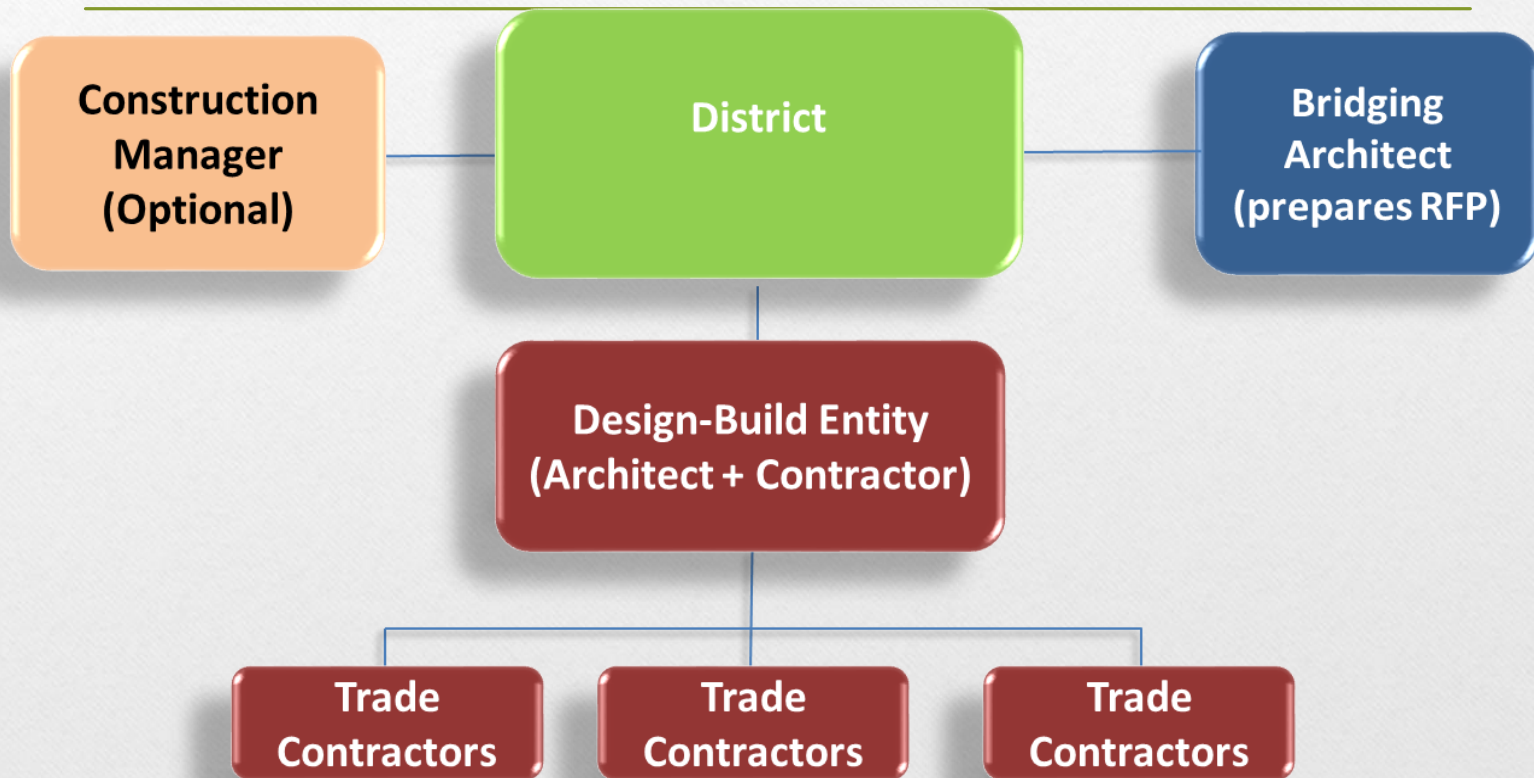


# Lease-Leaseback

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- New legal structure after Davis v Fresno case
  - This has created a more complex set of requirements and processes for Districts
  - District makes Best Value selection
    - Including price, experience, approach and qualifications
  - Pre-Construction services are a key plus
    - Allowing early collaboration with builder
  - More ability to control costs
    - Open-book Subcontractor bidding
    - Agreed upon contingencies

# Design-Build





# Design-Build

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- Increasingly popular alternative to Lease-Leaseback
  - Design-Build entity—Contractor and Architect team
    - Single point of responsibility through design, construction
  - Promotes creativity early in process
  - Most collaborative delivery method
  - Early ability to lock in guaranteed maximum price
  - Legal requirements for selection somewhat complex
    - But Legislature has continued to streamline
  - Multi-step process
    - Bridging documents prepared to define the work
    - Pre-Qualification of teams, Requests for Proposals

# Future project considerations

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- We've used Design-Bid-Build & Lease-Leaseback successfully
  - Decisions on which method are based on project—type, scale, schedule, design status
  - But we are in a position with upcoming major projects to consider Design-Build



# Why Design-Build for Some Measure G Projects

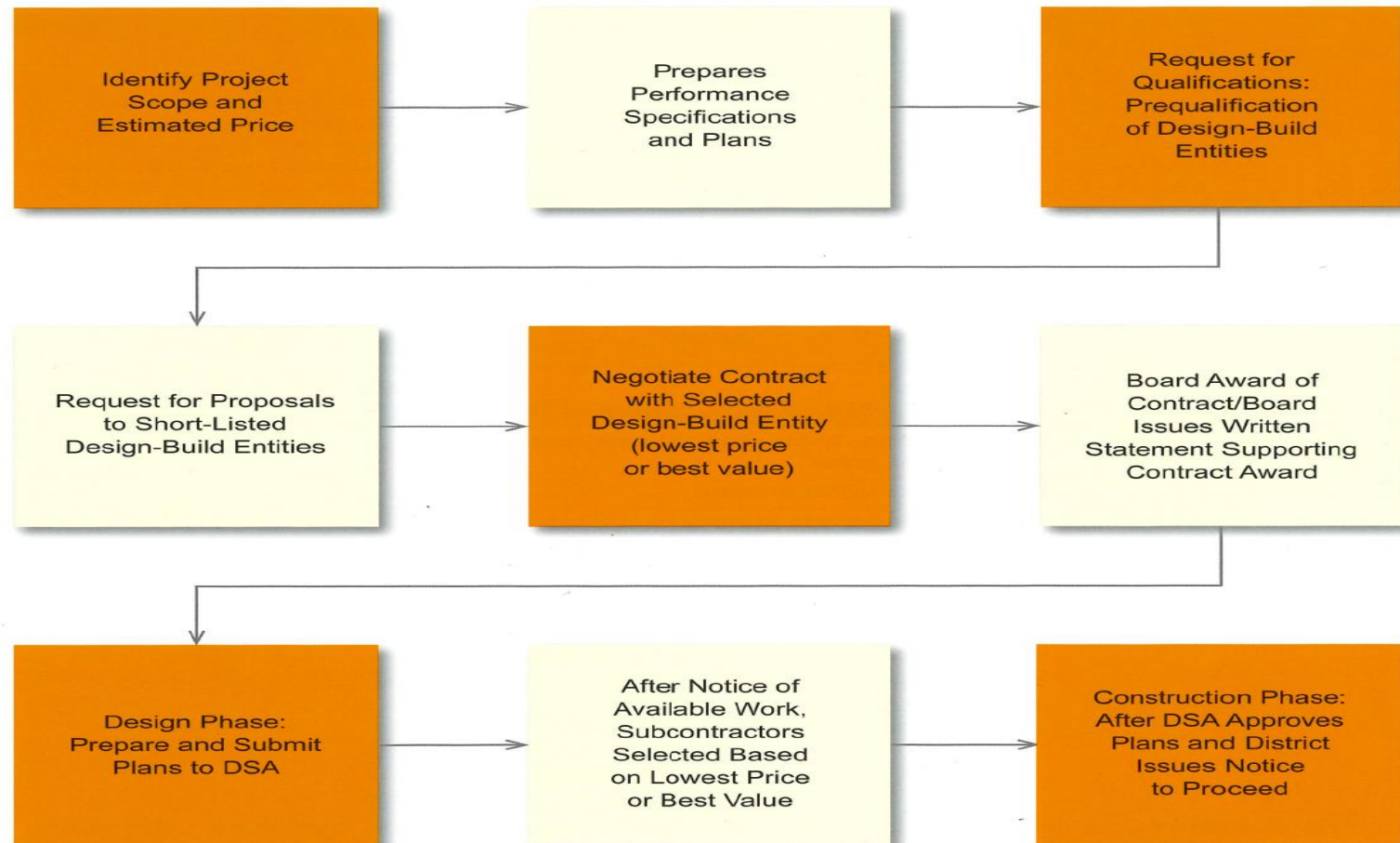
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## BHS Parking Structure with Rooftop Tennis Courts

- We have not completed any design work on the project
  - We have some conceptual building program elements
  - These can become the basis of Design-Build Bridging Documents
  - Used to define the project during DB selection process
- Very constrained site for multi-use structure such as this. We need creative design solutions
- We have a budget, need early pricing certainty
  - Team creativity can generate project approach to meet budget
- Shift our design risk to the DB team
  - Architect as a part of the Contractor's team

# How Design-Build Works: Overview for School Districts

Education Code, § 17250.10 *et seq.*





# Design-Build Next Steps

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Facilities team recommends using Design-Build on BHS Parking Structure, District-Wide Solar Projects and other Measure G Projects as Deemed Appropriate

1. Board approval of Design-Build Project Delivery Method for Measure G
2. Board approval of updated Conflict of Interest policy related to design team's participation in selection process
3. Board approval of contract with Bridging Architect
4. Prepare Bridging Documents setting out project scope
  - Confirm program and priorities for the project
  - District includes budgeted costs of the work

# Design-Build Next Steps

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5. Pre-Qualification of Design-Build teams
  - Typically a small group, 2-4 teams
6. Request for Design-Build Proposals
  - From the Pre-Qualified teams
7. Best Value selection process
  - Design-Build Proposals including plans and full costs to build
  - Interviews, design-competition
8. Board approval of contract with Design-Build team
  - With stipulated sum for design and construction