




Delivery Methods Measure G Kick Off

April 1, 2021



Design Bid Build

aka: Hard Bid

- Most commonly used delivery method
 - Lowest Bidder Required
 - Offers benefits of competition in a competitive market
 - Opportunity to customize bid package with alternates (+/-)
 - Offers benefit to rural areas where meeting Trained and Skilled Workforce requirements is difficult
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Design-Build

- Close coordination between the Contractor and Design Team
 - Budget management is much tighter and can be finalized further in advance
 - Promotes creativity during the selection process
 - *Opportunities to “test drive” various designs*
 - More streamlined, as design/construction are working with a single team
 - Great fit for large and/or complex projects
 - Does not require District to select the low bidder
 - Requires skilled and trained workforce
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Lease-Leaseback

- RFQ/P vs Low Bid Process
 - *General is RFQ/P*
 - *Subcontractors: competitive bidding process*
 - Planning for Contingency & Allowances is extremely important
 - Clear and complete contract language
 - Advantage of early/onboard team members to assist with constructability / ownership in project & drawings
 - Lean Building Practices, fostering a team environment
 - Often felt to reduce the amount of risk taken on by the owner
 - Requires skilled and trained workforce
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Government Code 4217

alternate energy sources

- Similar to both LLB and Design-Build
 - Best Value Selection Process
 - Goal of projects is to reduce energy costs with renewable sources
 - Project funding must be available from sale of energy and/or energy savings
 - Public Hearing Required
 - Starts project quickly
 - Allows for experts in this field to compete for the project and coordinate design and construction
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Project Delivery Matrix

Each project is unique. Selecting the method that best fits the given project involves several factors.

	<i>Design-Bid-Build</i>	<i>Multi-Prime</i>	<i>Design-Build</i>	<i>Lease-Leaseback</i>
<i>Owner Experience Required</i>	High	High	Low	Low
<i>Work load for owner</i>	Medium	High	Low	Low
<i>Project Complexity</i>	Low	Medium	High	Medium-High
<i>Transparency of cost of trades</i>	Low	High	Medium	High
<i>Owner control of design</i>	High	High	Medium	High
<i>Upfront Cost</i>	Low	Low	High	High
<i>Potential for Additional Costs</i>	High	High	Low	Low

Upcoming Measure G Projects

Collaborative delivery methods will be key in the first of the Measure G projects.

Sylvia Mendez Modernization

Lease-Leaseback

In a modernization of an existing facility, the district will want to manage scope/design closely. At the same time, it will be important to get the contractor on board early to review the project, confirm budgets and plan for the work. LLB allows for both of these priorities.

Temporary housing for this project can remain design bid build as it is a more straightforward project.

BHS Parking Structure

Design-Build

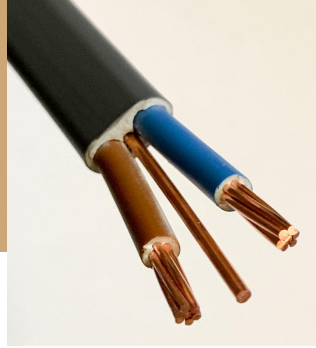
The straight forward nature of a parking structure does not require the district to dictate design as closely. Additionally, this delivery is common amongst builders and designers to work on these types of parking projects. It will allow the project to get started and move through the design more quickly.

BHS Little Theatre

Lease-Leaseback

As design progresses at the little theatre the district can move to get a LLB contractor involved in the project for their input on design, budget and schedule, while the design team can continue to work on this complex modernization project.

Infrastructure Projects



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Can be used on an as needed basis when addressing infrastructure needs that align with regulatory requirements for alternate energy supply sources.

To Be Determined

Hard Bid will be most commonly used for small infrastructure projects. Depending on the complexity of the project and scope of work, the district may also consider Design-Build or LLB on a project by project basis.

Thank You

Questions?
