



# Design-Build for Linear Projects

## Owner, Designer, and Builder Perspectives



Northern California Pipe Users Group

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# Design-Build for Linear Projects

- Different types of Design-Build
- Why consider Design-Build?
- Panel Discussion
  - Owner Perspective – Bob Granberg, Stanislaus Regional Water Authority
  - Owner's Advisor/Designer Perspective – Dru Nielson, McMillen Jacobs Associates
  - Owner's Advisor/Designer Perspective – Nancy McWilliams, Solano Irrigation District
  - Constructor Perspective – Tom Fluehr, JF Shea Construction



# Design-Build for Linear Projects



# Flavors of Design-Build

## Construction Management at Risk (CMAR)

Owner has separate contracts with Designer and Contractor  
Early Contractor Involvement - procured mid-way through design  
Fixed price negotiated at completion of design

## Prescriptive (competitive)

Owner prepares preliminary design  
Competitive fixed-price procurement of DB

## Performance Based (competitive)

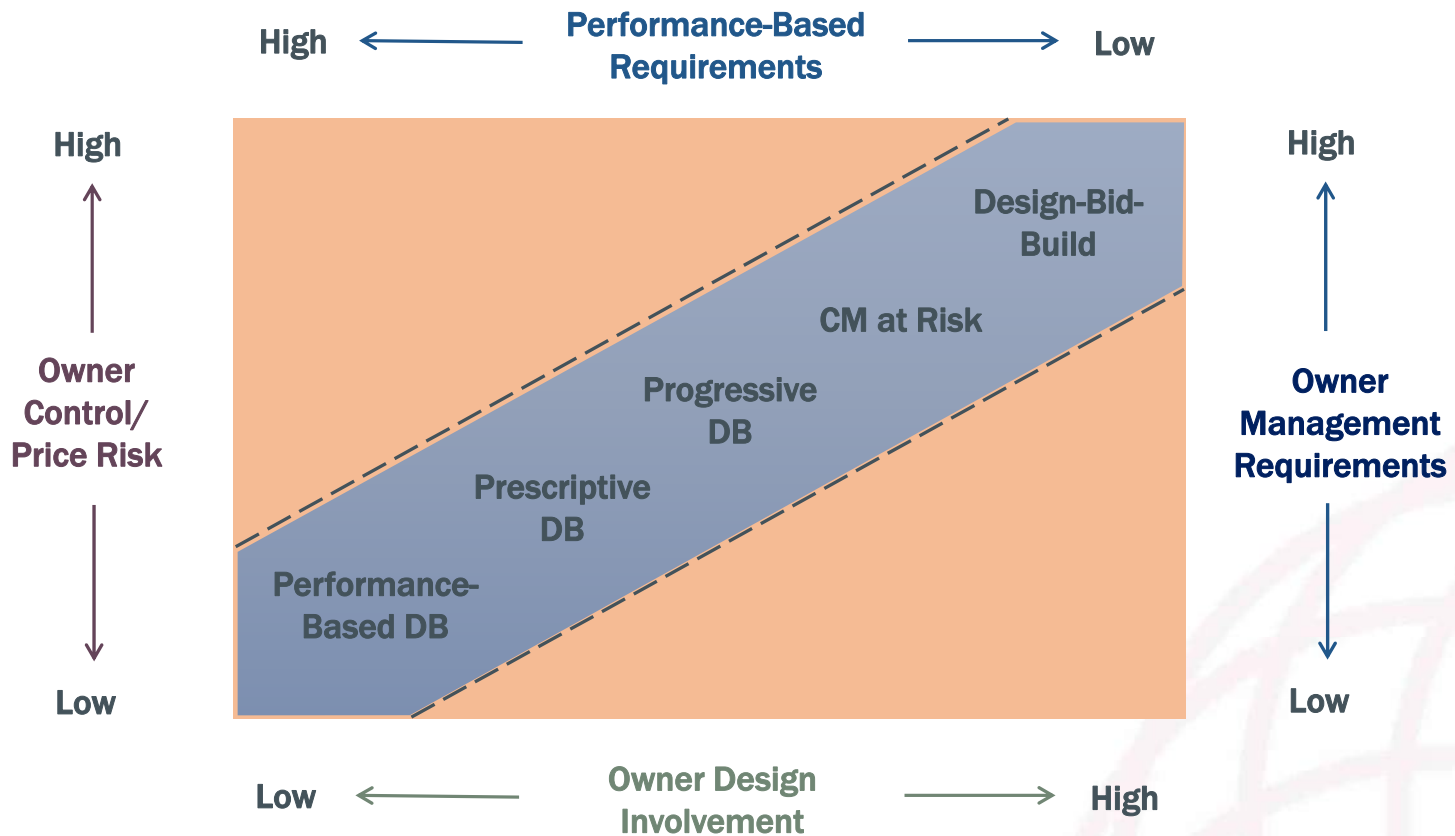
Owner prepares performance-based RFP  
DB teams prepare design and price proposals

## Progressive (negotiated price)

DB selected primarily on qualifications  
DB prepares 30% design  
“Open book” negotiations for guaranteed max price or fixed price



# Project Delivery Method Tradeoffs for Owners



# Why consider Design-Build?

## Potential Advantages:

- Single point of responsibility for both design and construction
- Constructability part of design
- Accelerated schedule
- Cost certainty and potential cost savings
- Risk management / performance guarantees
- Best value selection process
- Reduced claims / change orders



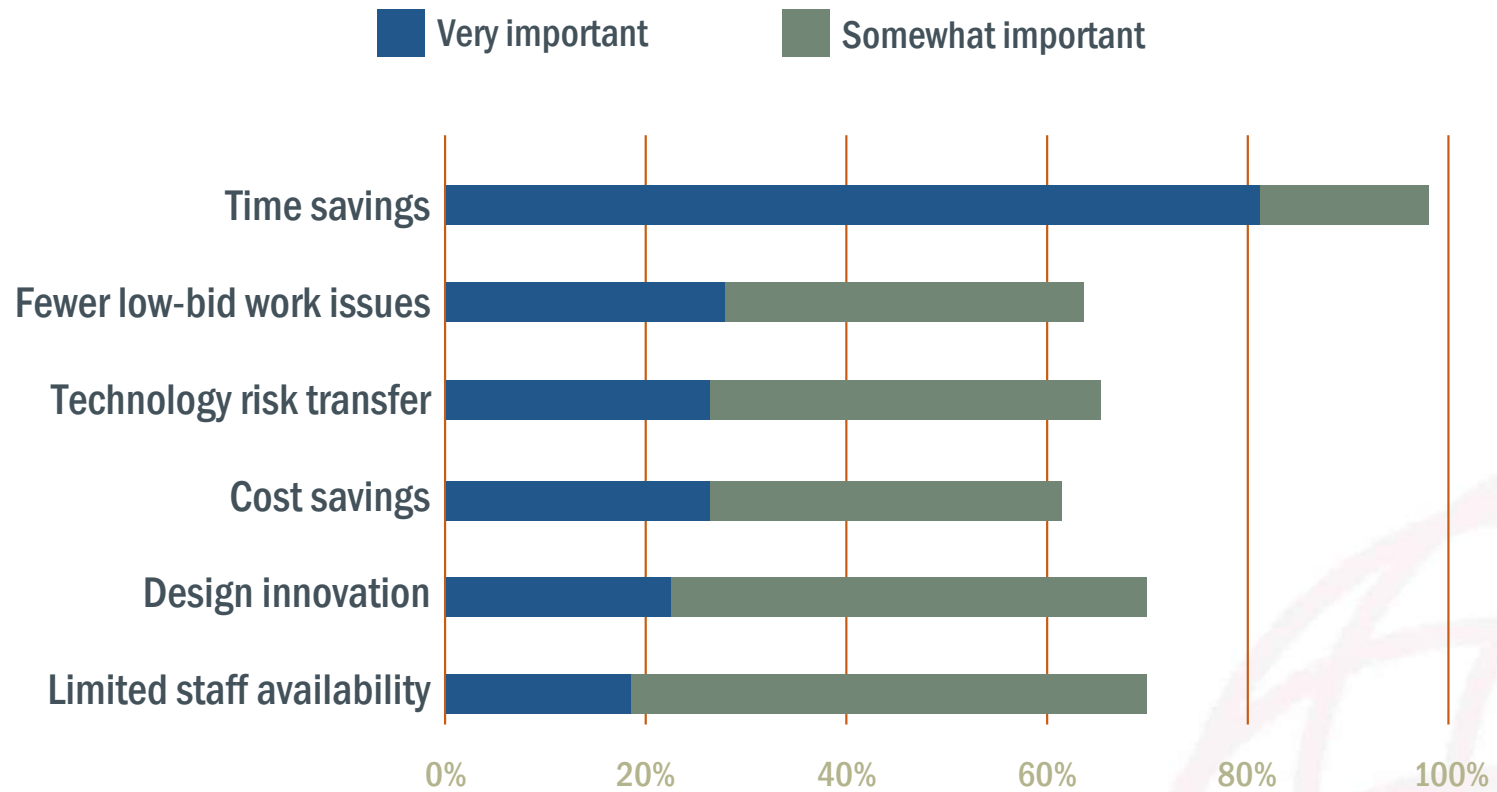
# Why consider Design-Build?

## Potential Challenges:

- Owner unfamiliar with contracting method
- Local procurement regulations
- Loss of control
- Quality concerns (unspecified requirements)
- Accelerated decision-making



# Why owners choose DB





# Design-Build – Is it right for your project?

## Potential Linear Design-Build Projects:

- Cross-country Pipeline
- Replacement Pipeline
- Trenchless Rehabilitation
- Spot Repairs
- Emergency Projects
- Tunneling
- Pump Station



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