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## Construction Delivery Methods

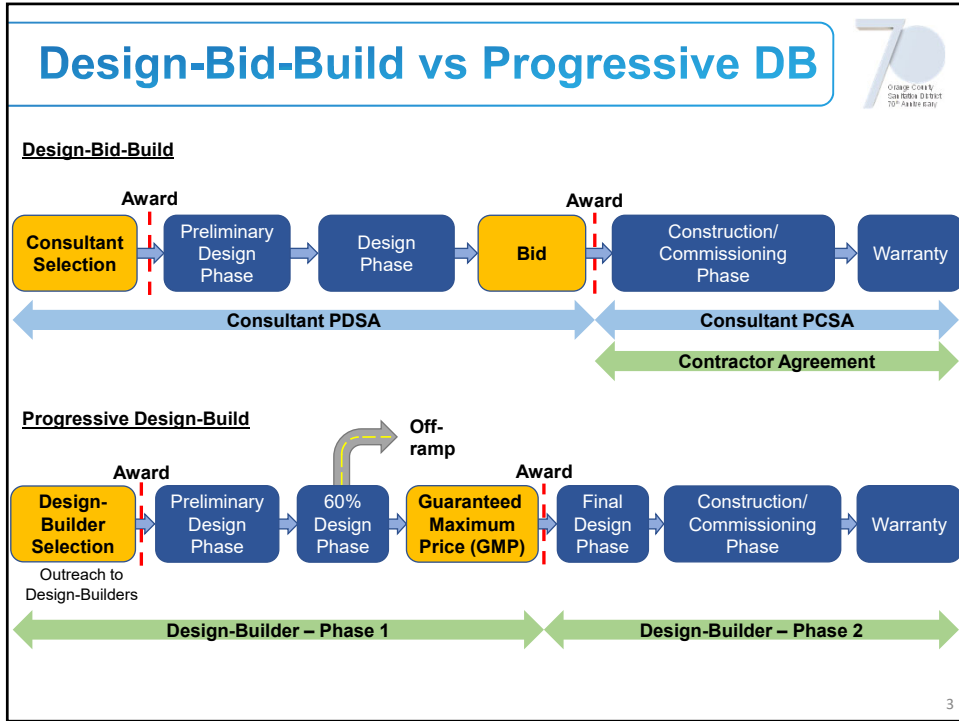


- 1. Design-Bid-Build (Low Bid) Current Approach**
- 2. Collaborative Design-Build Delivery Methods**
  - Fixed-Price Design-Build
    - OC San successfully executed Project No. 3-58, Rehabilitation of Magnolia Trunk Sewer, to slip line an existing sewer (2007-2012)
  - Progressive Design-Build

**Senate Bill 706**  
Until January 1, 2029, can use progressive design-build process for up to 15 public works projects in excess of \$5,000,000 for each project.

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## Design-Bid-Build vs Progressive DB

Description	Design-Bid-Build	Progressive Design-Build
Number of Bidders	Varies with type and size of project	More limited
Procurement Restrictions	None	15 projects, each >\$5M
Contractor Qualifications	Meet bid and contract requirements	Select most qualified
Collaboration	Designer	Design-Builder (including stakeholders)
Innovation with Contractor	Limited (value engineering)	Design and construction
Schedule		Faster (6-12 months)
Risk Transfer to Contractor	Specifically defined. Subject to interpretation.	Reduced risks through collaboration
Staff Training		Train OC San staff. Identify champions.

Saves time with only one procurement and early work packages (6 - 12 months saving)

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## Design-Bid-Build vs Progressive DB

Description	Design-Bid-Build	Progressive Design-Build
<b>Costs</b>		
Construction Costs	Low bid	Fair, open-book price. Price certainty at GMP.
Bidding Competition	Contractor and Subcontractors	Subcontractors
Soft Costs	Higher	<b>Lower</b>
<b>Contract Documents</b>		
Design Quality Ownership	OC San	<b>Design-Builder</b>
Plans and Specs Detail	More detail (contractor bids what is shown)	<b>Design-Builder provides required detail to construct</b>
Constructability	OC San	<b>OC San/Design-Builder</b>
<b>Construction Management</b>		
Change Orders	Higher	Lower
Claims, Overhead, and Legal Costs	Higher	<b>Reduced claims exposure</b>
Construction Quality Control	OC San enforces	Design-Builder

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## Project: J-137 Outfall Rehab

**Why Progressive Design-Build?**

- Can select most qualified contractor
- Contractor/Designer can inspect, design, and correct short outfall repairs
- Long outfall repairs are well defined
- Means and methods drive costs

**Short Outfall Scope:**

- Condition assessment
- Essential repairs
- Port cleaning

**Long Outfall Scope:**

- Replace 47 manholes
- Clean inside pipe
- Replace flap gate
- Add ballast rock

Long Outfall: 120-in pipe, 200-ft deep, 500 diffusers

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## Project: J-133 Lab Replacement



### Why Progressive Design-Build?

- Project is well defined through a feasibility study
- Procurement type is common for buildings
- Building construction is not OC San's expertise

### Project Scope:

- Existing Lab Building needs rehabilitation (36,000 sq ft to 56,000 sq ft)
- Replace existing Lab Building

Mt. Langley

Headquarters Building



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## Next Steps



- Hire Owner Advisor to help develop Request for Qualification (RFQ) and Request for Proposal (RFP) documents
- Train OC San's Progressive Design-Build team
- Develop criteria to select future Progressive Design-Build projects
- Issue RFQ and RFP for selected projects

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