

PROJECT DELIVERY METHODS

The method of contracting for design and construction services is often referred to as the Project Delivery Method. Within the State of WA and in accordance with the requirements of RCW 39.10, a public agency may apply for and receive permission to, use either the General Contractor/Construction Manager method of delivery, Design Build method of delivery or the Job Order Contracting method of delivery. At any time, a public agency may use the design-bid-build method of project delivery.

Each method of project delivery is uniquely designed with specific attributes that when applied correctly, offer the owner different means with which to manage risk. The correct selection of the right delivery method followed by the correct use of that delivery method is fundamental to the success of the project.

Today, inflation and market conditions are increasing annually between 8% and 12% and have been since the start of inflation in 2013. That means you cannot build as much tomorrow as you can today, every day. Time is the enemy and the risk in the marketplace is the cost to design and build that is more expensive than the funds we had approved years ago. It is for this reason that Tacoma Public Schools is using Progressive Design Build (PDB), one of three different kinds of Design Build project delivery.

At its core, PDB empowers the Design Build team to edit and adjust and modify the design scope of work and the construction schedule as needed, to stay on or under budget, on or ahead of schedule and in full compliance with the programmed use of the building.

PROGRESSIVE DESIGN-BUILD METHOD

Tacoma Public Schools uses the Progressive Design-Build (PDB) project delivery method for capital project development, in which the general contractor and architect work under a single contract to provide design and construction services. The two work closely together as team from the start of the project through completion. It is this close working relationship that fosters innovation and creativity and allows the PDB team to adjust design as needed to stay on budget throughout the life of the project.

The advantages of the progressive design-build method are cost, time, effective communication, unified vision, complete accountability and expertise in both fields. Progressive Design-Build construction facilitates a smooth transition from a project's conception to its completion, which is significantly beneficial to the budget and timeline of a project.

FIVE REASONS TO USE PROGRESSIVE DESIGN-BUILD

1. One Contract – One Entity to Hold Accountable

In today's market, a collaborative approach is necessary to maintain your budget and finish the project on schedule. A single owner contract is very important because it reduces the owner's risk at the onset. It is also important because of the limited resources available in today's construction environment, especially subcontractors. With just one contract, the design-builder assumes the risk for the project. There is no question about who is responsible when things go wrong because there is just one entity. Risks for increased costs due to change orders or construction delays are significantly reduced because risks are assumed by the design-builder with sole accountability for the project. Contracting with a single entity rather than multiple direct owner contracts prevents owner aggravation because there can be no "finger pointing" on a project.

2. Owner Control of the Budget

Progressive Design-Build gives the owner a high degree of budget assurance within a marketplace that has more variables today than in recent history. One of the biggest concerns for an owner is unexpected change orders. With progressive design-build, there are no change orders within the agreed to scope of work after contract. This is because the owner reduces the project risk of cost overruns and schedule delays when utilizing the PDB method of delivery correctly.

3. Flexibility, Collaboration and Innovation Throughout Design

In addition to owner risk mitigation, collaboration and innovation is the key to progressive design-build. A Design Advisory Committee (DAC) helps the design process to develop design options by brainstorming together and offering ideas and input to the design team's requests. The significant cost increases in the marketplace coupled with the absence of labor and material resources requires the PDB project team to make decisions quickly and frequently in order to stay on or under budget, at or ahead of schedule. DAC feedback is important but plays a secondary role to maintaining budget and schedule.

Budget is first and foremost. When challenged, DAC members become creative and can offer solutions to meet the operational needs. This helps the designers find new ways to simplify and detail the design to reduce costs. Although there are times the owner does not get everything they want, the collaborative approach allows the team to work through it together.

4. Faster Decision Making - Both in Design and Construction

One of the benefits of progressive design-build is that you can expedite parts of the project due to having one entity working for and making decisions with the owner. The process lends itself to expediency.

5. High Quality Outcome

It's clear that quality is the primary goal of the project. When an owner can pick their team, they can focus on risk management and quality rather than lowest price. Progressive design-build allows the owner to participate in the design process, establishes the cost of the Work early in the development of the project and empowers a design that remains on budget and on schedule throughout the life of the project.