

# Practical Tools to Analyze and Manage Schedule-Driven Design-Build Projects



## + Advancing Technology through Innovation

Two innovative applications of design-build delivery are presented that provide a streamlined approach to recognizing the advantages of design-build with a fast-track single step procurement process.

## + Streamlined Design-Build Procurement to Manage Schedule Driven Projects

Design-Build delivery typically incorporates a two-step best value procurement approach. The first step solicits Statements of Qualifications from Design-Build teams, and then shortlists 3 to 4 teams to submit Design-Build proposals. The proposal procurement process is interactive to allow proposers to develop innovative designs with the best value selection being focused on both technical quality and price.



*The Streamlined Design-Build process was successful for the Accelerated Bridge Construction (ABC) project, Pecos Street Over I-70 Bridge Replacement project in Denver, CO.*

Though Design-Build delivery has proven to be an effective approach to obtaining best value, the procurement process is time-consuming and labor intensive. Streamlined Design-Build delivery uses a single step procurement process to significantly improve the efficiency and timeliness of the procurement while maintaining the innovation advantages of Design-Build delivery.

Rather than soliciting Statements of Qualifications and short listing proposers, Streamlined Design-Build uses a pass/fail qualification approach to ensure the qualifications of proposers. Similar to traditional Design-Build, Streamlined Design-Build promotes innovation through an Alternative Technical Concept (ATC) process. The final selection can be as simple as low bid or can include schedule and technical elements.

Streamlined Design-Build delivery has been used successfully by both the Utah Department of Transportation and the Colorado Department of Transportation. For smaller projects (up to approximately \$20 million), it offers simpler and faster approach to recognizing many of the benefits of Design-Build Delivery.

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## + Packaging Multiple Projects in a Streamlined Design-Build Program: A Case-Study



*Streamlined Design-Build was also successful for the Street Maintenance Program in Kansas City, MO. This photo is N. Brighton Street.*

The City of Kansas City, Missouri (KCMO) had funding available to perform street maintenance work, but needed to commit the funds quickly to projects. To expedite the design and construction of the work and obtain the construction bids necessary to commit the funds, KCMO developed and executed a Design-Build program of multiple projects.

The program consisted of five individual street rehabilitation projects varying in length from  $\frac{1}{2}$  mile to  $\frac{3}{4}$  mile. The work consisted of pavement rehabilitation (including curb, gutter and sidewalk rehabilitation), replacements of waterlines, and intersection improvements to accommodate ADA requirements. The total Design-Build cost of all five projects was approximately \$15 million.

All five projects were advertised for Design-Build under the same Request for Proposals, with Design-Builders being allowed to propose on any combination of the individual projects. A best value selection process was used incorporating both technical evaluation and bid cost evaluation of the proposals. It was a single step process, without short-listing, and without stipend compensations to the proposers. The entire procurement process from advertisement to selection was nine weeks.

This is a proven, effective, fast-track approach to procuring and constructing design-build projects.

### FOR MORE INFORMATION CONTACT:

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