Basic Primer
on Progressive Design Build

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Implementing these practices on any type of design-build project increases the probability of a successful project that meets the expectations of all stakeholders.

If these practices are NOT implemented, there is an increased probability that the project’s performance will be compromised and that some or all of the stakeholders will be disappointed.
PDB uses a qualifications-based or best value selection of Design Builder Progressive Design Build Definition thus, the term “progressive” followed by a process whereby the owner then “progresses” towards a design and contract price with the Design Builder allowing a relationship prior to finalizing contract commercial terms for scope, cost & schedule.
Lesson Learned Doing Progressive Design Build

- Owner must be ready to make decisions quickly
- Owner must be prepared to work in a collaborative and trusting environment
- Owner must be involved in the Design Process
- Owner should avoid using Bridging Documents / Prescriptive Requirement are fine
- Minimize Cost as part of the selection evaluation

- Design Build Teams must be prepared to work in a collaborative and trusting environment
- Design Build Teams must understand they are responsible for design & construction
- Builder should manage the design and be actively involved in the process
- Design Builder must provide cost development as design evolves in real time
- Design Builder must provide Owners scope with price to make decisions
Concept of Progressive Design Build

1. Select the best firms for the projects
2. Integrate as One Team to deliver projects
3. Work collaboratively together as a team

Using a Qualification Based Selection of a Design Builder
Through Stakeholder Engagement Partnering
Aligning expectations before finalizing commercial terms
The Project Team

- Owner (Vision)
- Designer (Design)
- Builder (Construct)

Collaborate

Lines of Communication

Contractual Relationship

The Project

Scope
Cost
Schedule

Align Expectations

Procurement of Packages

Design
Construction

Vision

Deliver The Project

Progressive Design Build Process

Progressive Design-Build Done Right™
Progressive Design Build

- Integrated Project Delivery
- Qualification Based Selection

- Project Management Team
- Design Team
- Builder Team

Exceptional Project Team

- 3D Modeling (Revit)
- Building Information Management (BIM)
- Integrated Working Environment
- Pull Planning
- Target Value Budgeting

Collaborative Systems

- Owner & Stakeholders
- Designers & Subconsultants
- Builder & Subcontractors

Collaborative Alliances

- Stakeholder Engagement
- Project Team Partnership

Virtual Building Model

Project Outcome “Design Excellence”

Physical Building

Creativity & Innovation

Progressive Design-Build Done Right™
# Phases of the Contract

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### Phase 1: Preconstruction Services
- **Programming**
  - Verify Program RFP
  - Select Key Trades
  - Stakeholder Basis of Imagination
  - BIMx Plans
  - Cost Model
  - Phasing Schedule

### Phase 2: Construction Services
- **Design**
  - Develop Design Models
  - Prepare Build Packages for Pricing
  - Design Builder procures Trade Work
  - Self-Performed and negotiated qualification selection of Key Trades
  - Negotiated or Competitive Pricing performed

- **Trade Procurement**
  - Design Builder prepares and executes construction contract
  - approved Design Model and Specifications
  - Maintain Construct Model
  - Test systems for compliance with contract

- **Construction**
  - Design Builder communicates system
  - Support with implementation
  - Design in Action

- **Activation**
  - Verify Project Model is accurate and updated to match as-built conditions
  - Complete Equipment inventory data entry
  - Update Model with Warranty & Maintenance Information
  - Turnover spare parts

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*Progressive Design Build Done Right™*
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**Progressive Design-Build Done Right™**
Design Builder Buys out Trade Packages

**Self Performed Work**
- Design Build
  - Negotiated Price
  - Based on Design Documents

**Subcontracted Work**
- Build Only
  - Negotiated Price
  - Based on Design Documents
  - Competitive Bid
  - Based on Performance Criteria
- Design Build
  - Negotiated Price
  - Selection based on Qualifications
  - Competitive Bid
  - Based on Performance Criteria
Trade Packages & Sets

Design Builder Buys out Trade Packages

Key Trades
- Electrical
- HVAC
- Plumbing
- Fire Protection
- Exterior Curtain Wall

Foundation
- Piles
- Excavation
- Formwork
- Reinforcement
- Concrete

Site Work
- Temporary Facilities
- Site Equipment
- Underground Utilities
- Civil
- Demolition

Superstructure
- Structural Steel
- Metal Deck
- Formwork
- Reinforcement
- Concrete

Building Systems
- Fire Alarm
- Active Network
- Passive Network
- Security
- Energy Management

Equipment (E/P)
- Light Fixtures
- Electrical Equipment
- HVAC Equipment
- Window Washing Equipment
- Trash Compactors

Conveyances
- Elevators
- Escalators
- Moving Walks
- Dumb Waiters

Specialty Trades
- Drywall
- Ornamental Steel
- Casework
- Plaster
- Glazing
- Doors & Hardware
- Fire Proofing
- Terrazzo
- Flooring
- Ceilings
- Insulation
- Tile
- Painting
- Signage
- Skylights
- Sheetmetal
- Caulking & Sealants
- Expansion/Seismic Joints
- Roofing

Progressive Design-Build Done Right™
Guaranteed Maximum Price (GMP)

Price Components of the GMP

**AWARD OF CONTRACT**
- Programming Fee
- Design Builder Management Fee
- Bond Cost

**Progressive Award of Design Services**
- Design Service Fee Modifications

**Progressive Award of Construction Services**
- Pre GMP Modifications
- Trade Package Base
- Trade Package Allowances
- Trade Package Reserves
- Trade Package O/H & Profit

The GMP is an open book process and transparent to the Owner
Putting it all Together this is Progressive Design Build