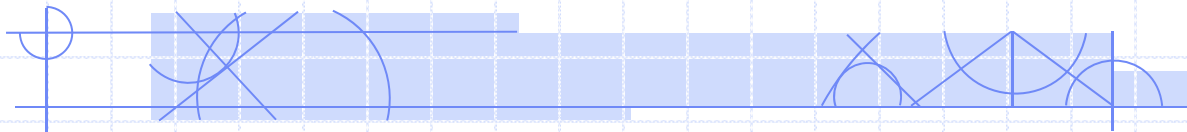
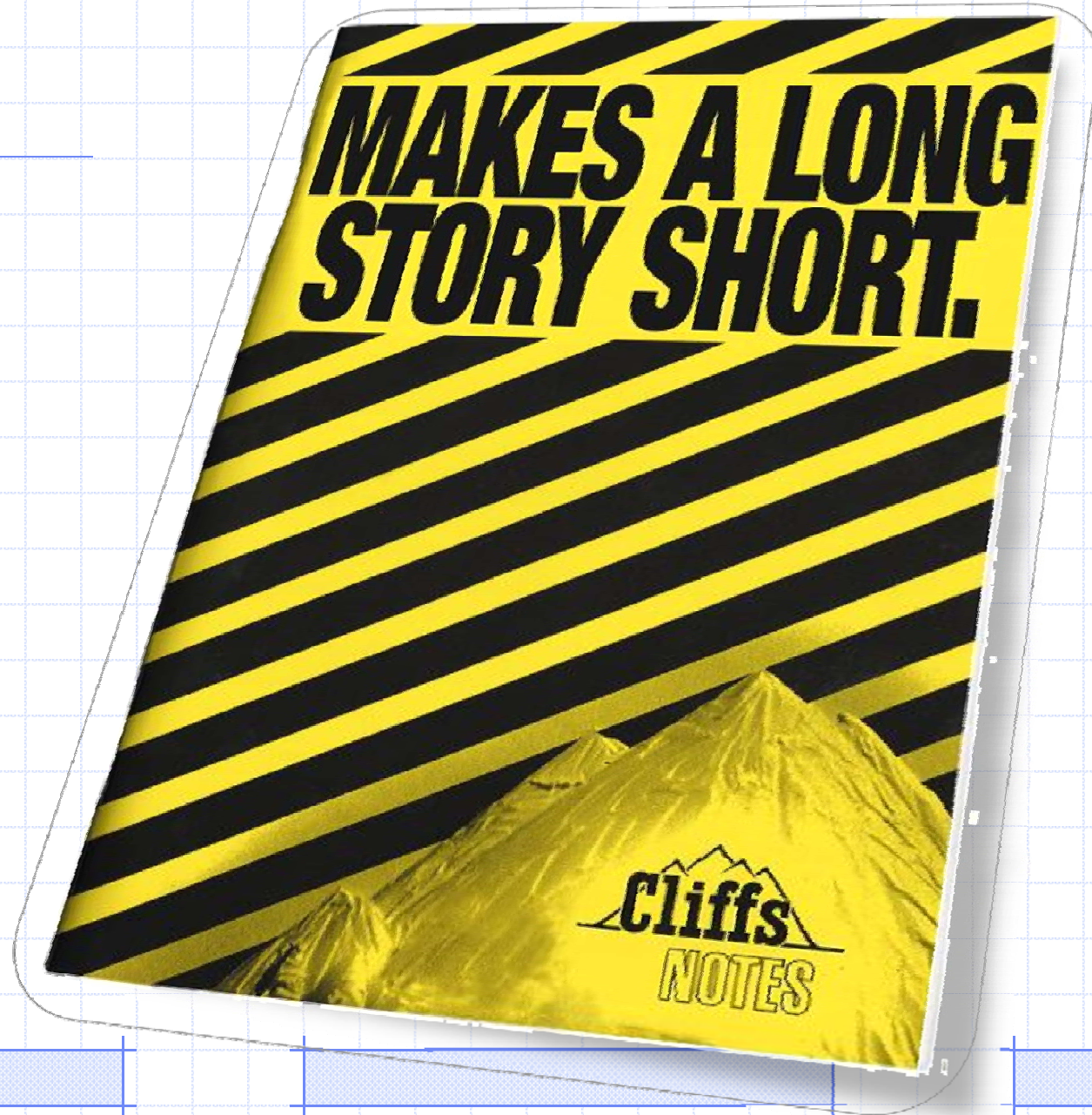


Design-Build Projects



*A closer look at this growing
project delivery system*



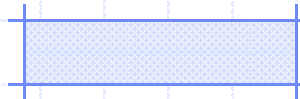
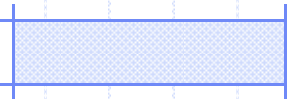




Design-Build (*noun*)

A project delivery system which combines the design and construction phases of a project into a single phase/contract.

Sections 20.23(4)(a) and 334.048(3), Florida Statutes



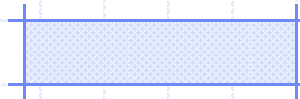
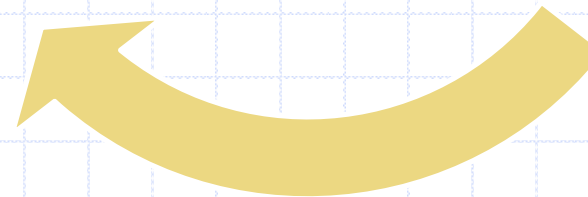
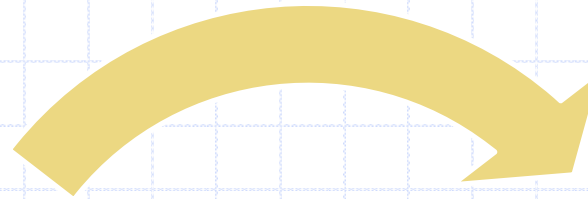
Traditional Construction (DBB)



Design-Build

Designer

Contractor



Design-Build Team Structures

- Contractor as Prime
- Design Professional as Prime
- Design Professional & Contractor as Joint Venture



Advantages of Design-Build

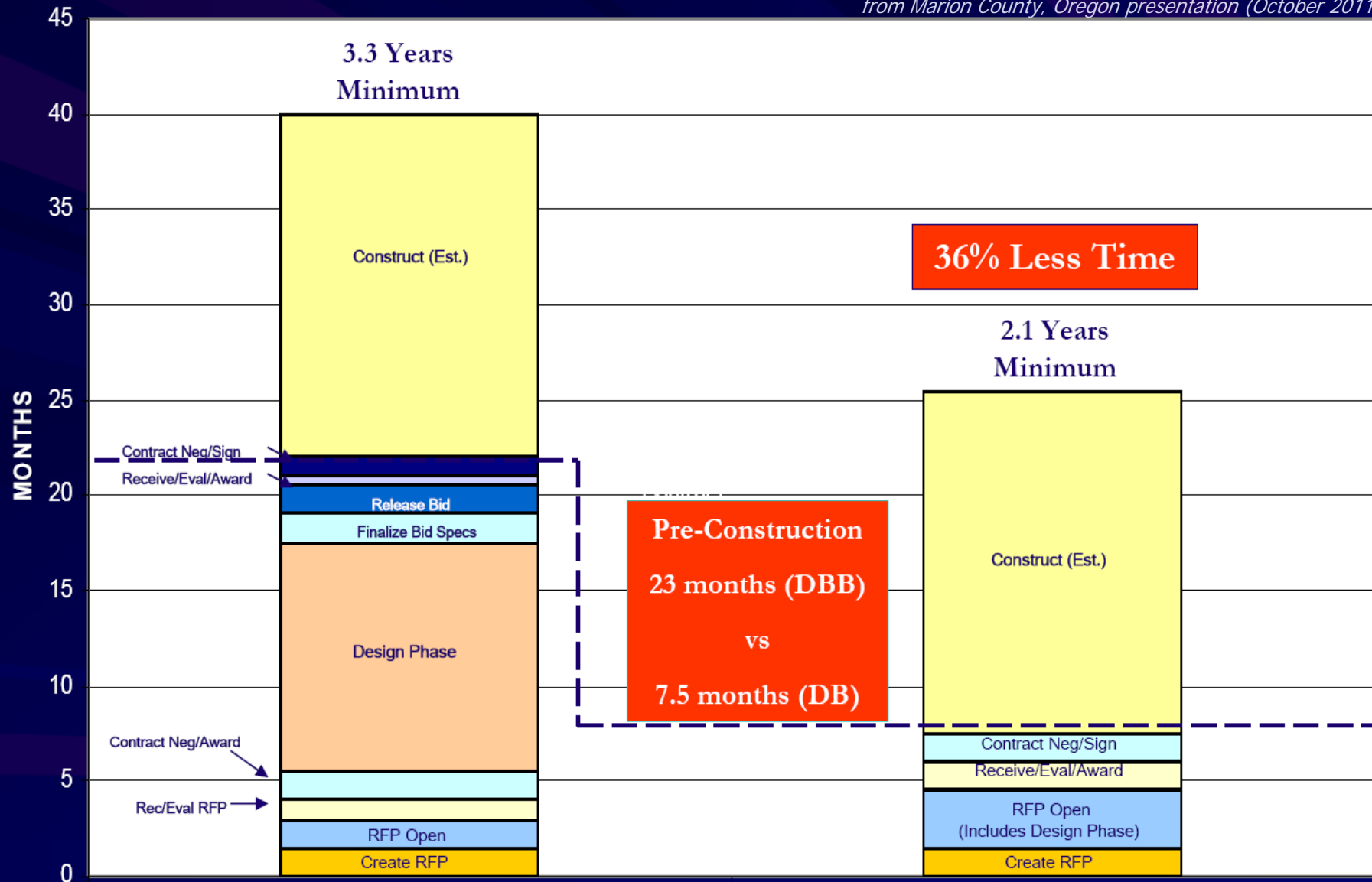
- Speed
- Cost Savings
- One Stop Shopping
- Fewer Change Orders



SAMPLE TIMELINE COMPARISON

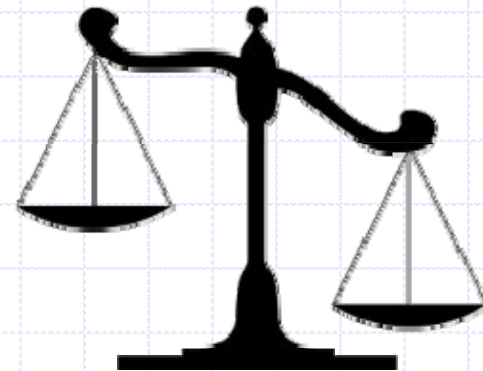
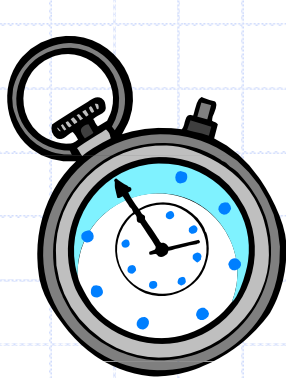
Design-Bid-Build vs Design-Build

from Marion County, Oregon presentation (October 2011)



Proof of savings

- Average 33% faster
- 6% less expensive
- Less than half the claims and litigation



Design-Build Tid-Bits

- State or federal funds can be utilized for Design-Build
- Not the best delivery process for all projects
- NEPA requirements have to be satisfied prior to initiation
- Permits are handled within the Design-Build process
- Ideally ROW, easements, railroad crossings, and utility agreements all have to be satisfied prior to the Design-Build phase

Examples of Good Design-Build candidate projects

- Major and Minor Bridges
- ITS
- Intersection improvements (known utilities)
- Rest areas, welcome stations
- Interstate widening
- Rural widening
- Sidewalks
- Guardrails



FDOT Selection Process

Adjusted Score (Qualifications/Cost)

- Expanded Letter of Interest (total of 20 points)
- Technical Proposal submittal (total of 80 points)
- Price Proposal amount is divided by total score
- Lowest score is the winner

TEAM "A"

Total score: 93

Bid:\$4.2 million

Final: 45,161

TEAM "B"

Total score: 90

Bid:\$3.8 million

Final: 42,222

Design-Build projects in District 3

(total of 44 projects as of Sept 2012)

- Florida Welcome Center on US 231 at the Alabama state line
- Hathaway Bridge, Panama City
- Replacement of I-10 Escambia Bay Bridge
- Sidewalks in the City of Midway
- Sidewalks in front of Bonifay Middle School
- Sidewalks along SR 285 in the City of Niceville
- Syfrett Creek Bridge, Wakulla County
- Sandy Creek Bridge, Holmes County