



# Design-Build

April 15, 2021



# Design-Bid-Build (DBB)

- Traditional Project Delivery
- Design must be complete prior to Advertise
- Award to lowest responsible bidder



# Design-Build (DB)

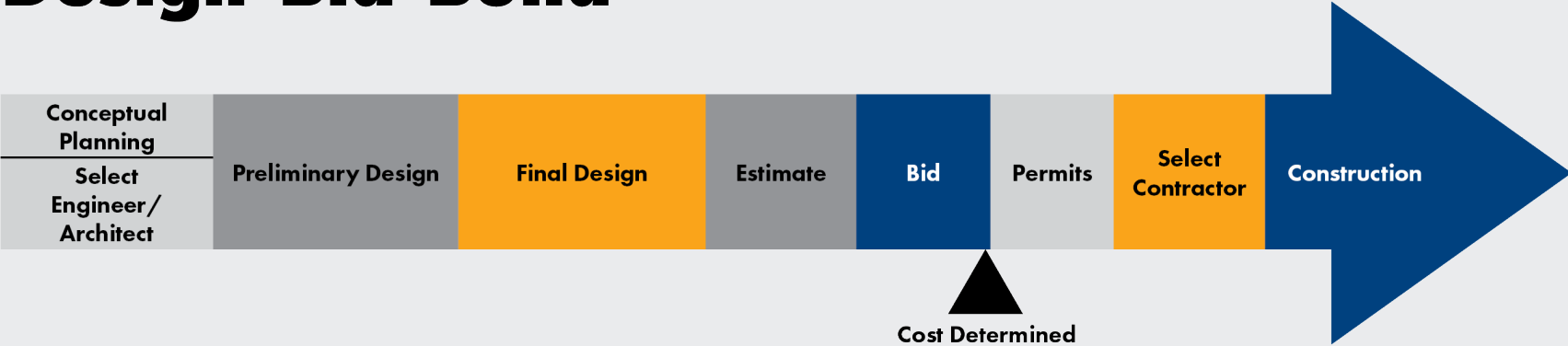
Delivery method where a contract for both design and construction of a project is awarded to a single entity

- Awarded to either lowest responsible proposer or best value proposer

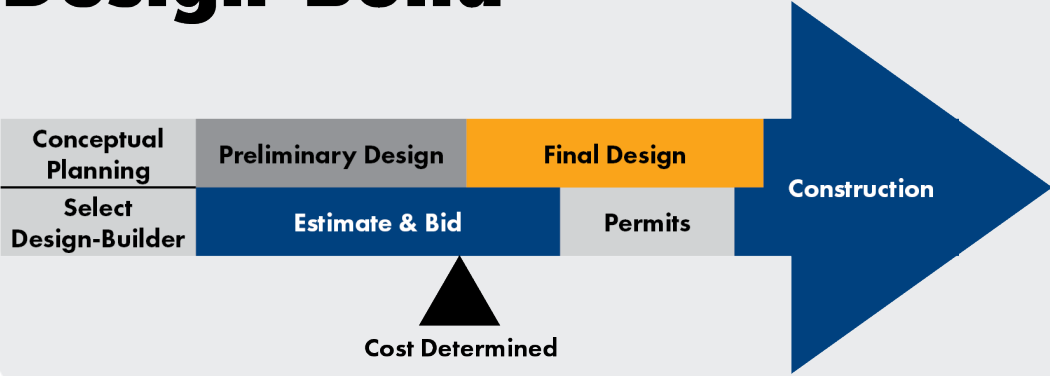


# Differences

## Design-Bid-Build



## Design-Build



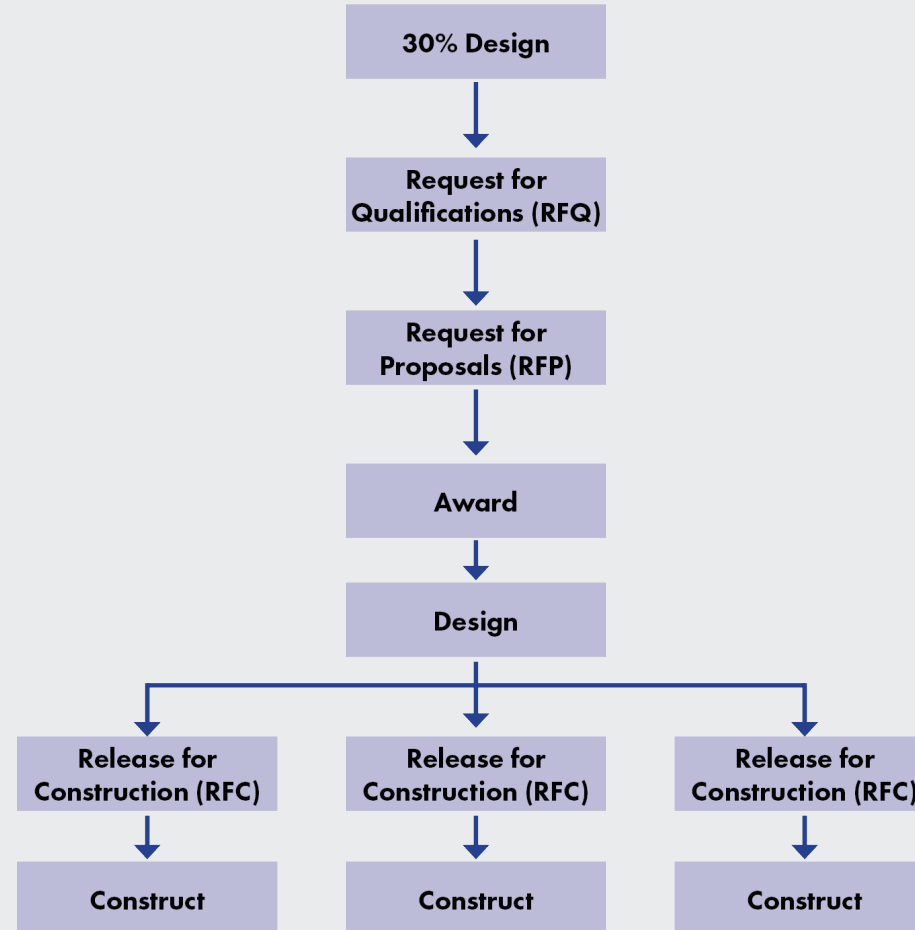


# Why Use Design-Build?

- Faster delivery
- Cost certainty
- Constructability
- Better partnering
- Risk management
- Innovation opportunities



# Design-Build Delivery





# Process for Design-Builder Selection

- Statement of Qualifications
- Shortlist
- Proposal (includes bid)
  - May be best value or low bid
- Selection



# SOQ Process

- Key Personnel Experience
- Firm Experience
- Understanding & Approach
- DBE Approach
- Meeting Project Goals
- Safety
- Bonding and Insurance Requirements





# After the Shortlist – Proposals

- Owner Meetings
- Innovations – Alternative Technical Concepts
- Project-Specific Design and Construction Approach
- Quality Approach
- Schedule
- Cost



# After Award

- Design progresses
- Reviews by the Owner
- Release for Construction
- Ongoing Subcontractor Buy-Out
- Construction



# When Do Subcontractors get Involved?

Dedicated subcontractors for larger packages

Continuing buy-out process as the design continues



# How Do I get Involved if I've Never done DB?

- Build relationships with primes
  - Deliver DBB projects on schedule and budget
- Have marketing materials
- Bid packages that you know you can deliver
  - Don't be afraid to ask if you can bid a partial package
- Respond to bid packages thoroughly
- Bring value



# How Do I get Involved if I've Never done DB?

- Get to know the procurement and inclusion managers for various Primes
- Pick up the phone, send emails, meet with people



# Get in Contact With Us

Red Team Go provides business, marketing, proposal, and inclusion consulting. Reach out if you want to talk about how we can help your firm.

Danica Mason

[Danica@redteam-go.com](mailto:Danica@redteam-go.com)

206-947-1992