

**Alternative Delivery Methods
for the
Shoreline Aquatics, Recreation
and Community Center Project**



Alternative Delivery Methods

Staff are preparing to move forward on the ShARCC project should Proposition 1 be passed by voters in November

Use of an alternative project delivery method to the traditional “design-bid-build” model to:

- Meet the planned opening date
- Hold costs within the budget



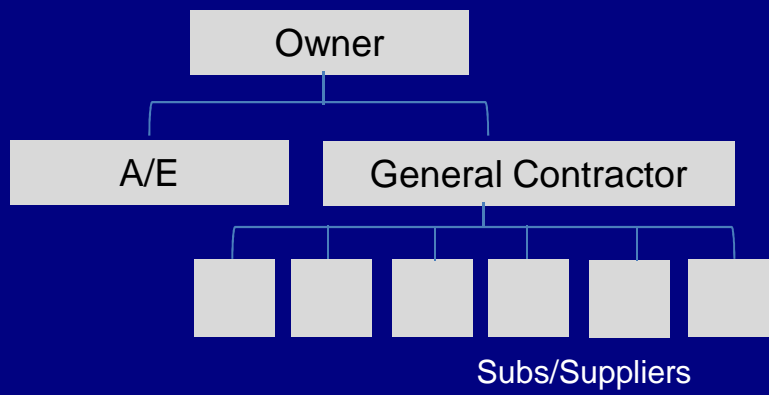
Alternative Delivery Methods

Why not traditional “design-bid-build” for the ShARCC?

- Large and complex facility
- Sequential process adds time
 - Later opening date
 - Construction cost and schedule growth
 - Higher risks to city

Design-Bid-Build

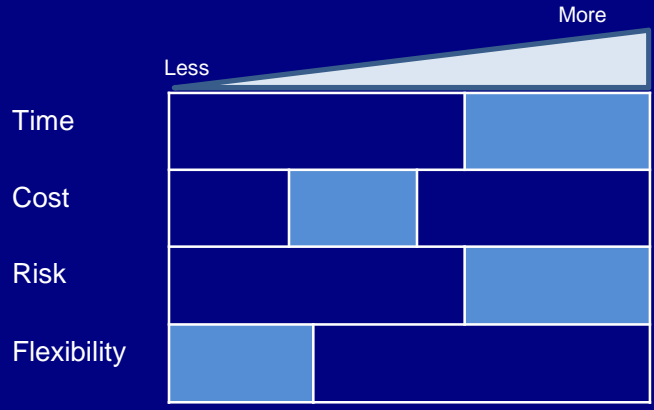
Structure



Owner holds **two** contracts and warrants design to the GC



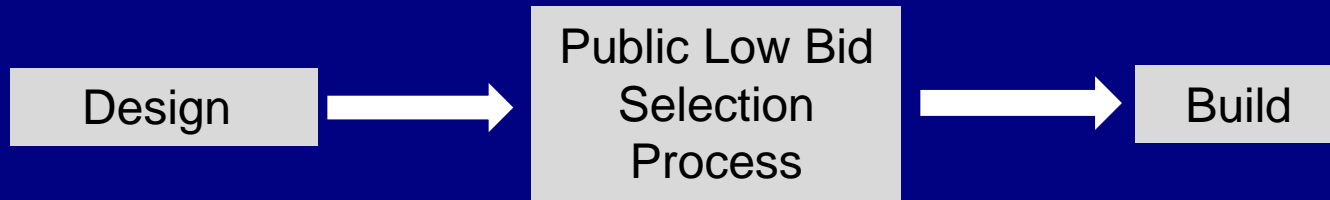
Pros/cons – Owner/Agency



- Not well suited for complex projects with sensitivity to change and schedule
- Linear process = longer schedule

Design-Bid-Build

Schedule



- Assumes design is complete, correct and coordinated
- Required to select lowest bid

- Adversarial
- Not flexible
- Not transparent

Owner holds **two** contracts and warrants design to the GC

Alternative Delivery Methods

Chapter 39.10 RCW provides for alternative project delivery methodologies

- Authorizes the State Capital Projects Advisory Review Board (CPARB) and its Project Review Committee (PRC)
- Sets up Design-build (DB) or general contractor/construction manager (GC/CM) contracting procedures
 - Entities can be certified to use
 - Entities not certified can apply to use one of them for a particular project
- City needs to apply for use on ShARCC

Alternative Delivery Methods

Criteria for Design-Build

- Total project cost over two million dollars
- Construction activities are highly specialized and a design-build approach is critical in developing the construction methodology
- Provide opportunity for greater innovation or efficiencies between the designer and the builder
- or significant savings in project delivery time would be realized

A team in place that can show expertise and project management capability to deliver a project using the DB methodology



Alternative Delivery Methods

Criteria for GC/CM

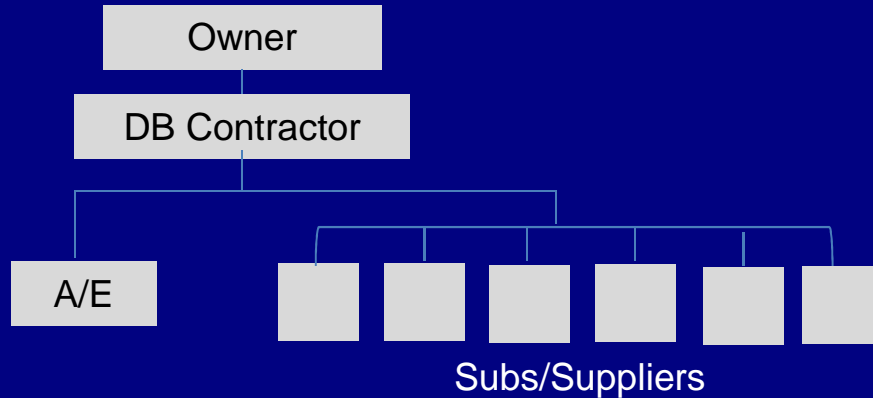
- Implementation of the project involves complex scheduling, phasing, or coordination;
- Involves construction at an occupied facility which must continue to operate during construction;
- **Involvement of the general contractor/construction manager during the design stage is critical to the success of the project;**
- **Encompasses a complex or technical work environment;**
- Requires specialized work on a building that has historic significance; or
- The project is, and the public body elects to procure the project as, a heavy civil construction project.

A team in place that can show expertise and project management capability to deliver a project using the DB methodology



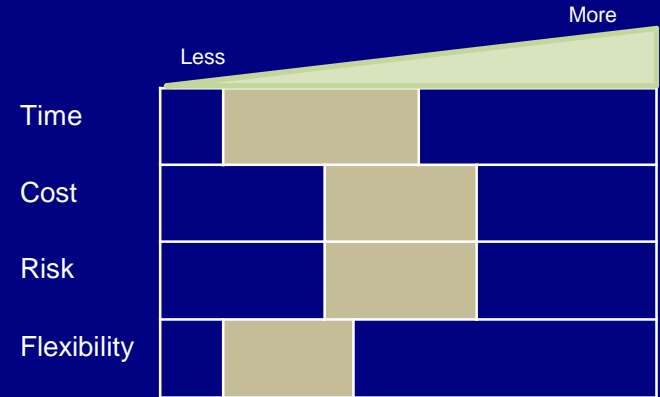
Traditional Design Build

Structure



Owner holds **one** contract and GC warrants the design

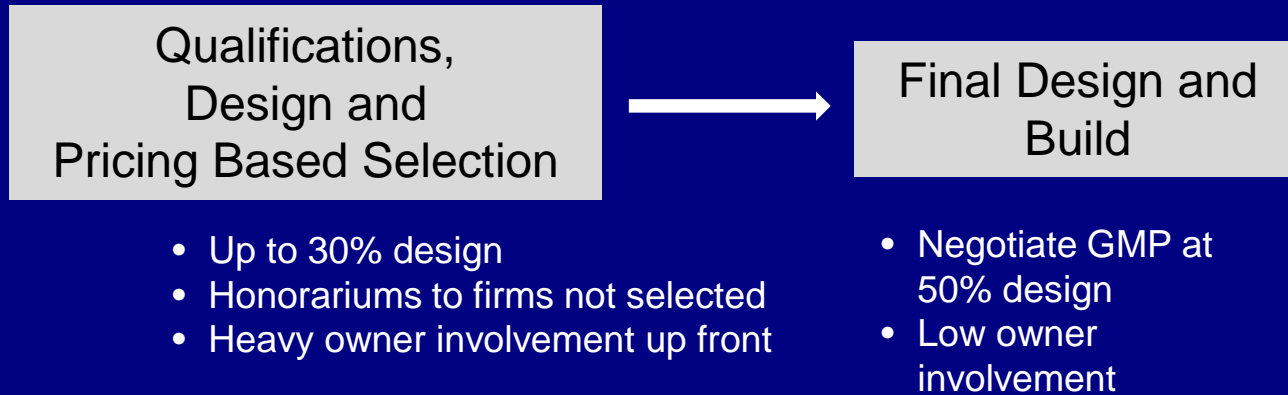
Pros/cons – Owner/Agency



- Typically suited for longer/larger project
- Honorarium paid to proposers not selected

Traditional Design Build

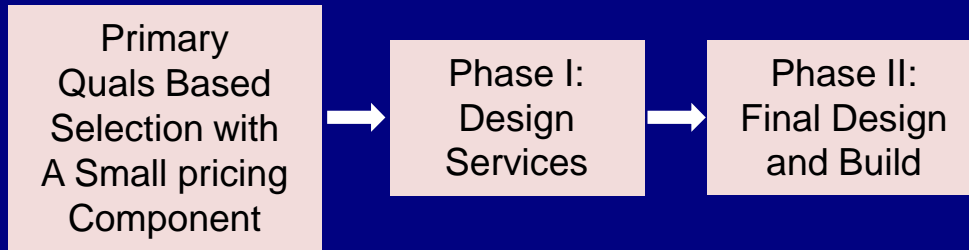
Schedule



Owner holds **one** contract and GC warrants the design (Traditional and Progressive DB)

Progressive Design Build

Schedule

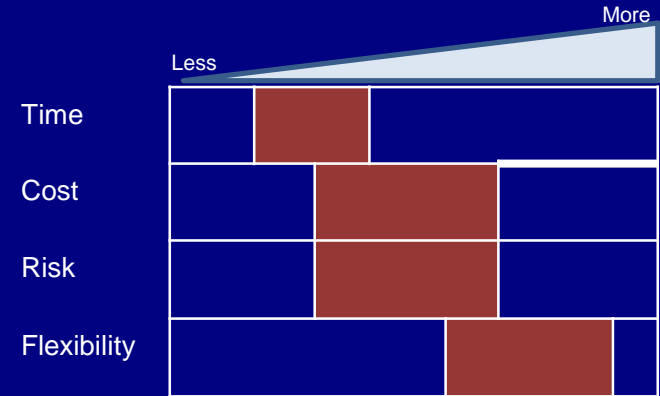


- Qualifications
- Interview
- Proposal
- Pricing factor

- Usually up to 50% design level
- Collaborative
- Transparent
- Heavy owner involvement

- Negotiate GMP
- Low owner involvement

Pros/cons – Owner/Agency



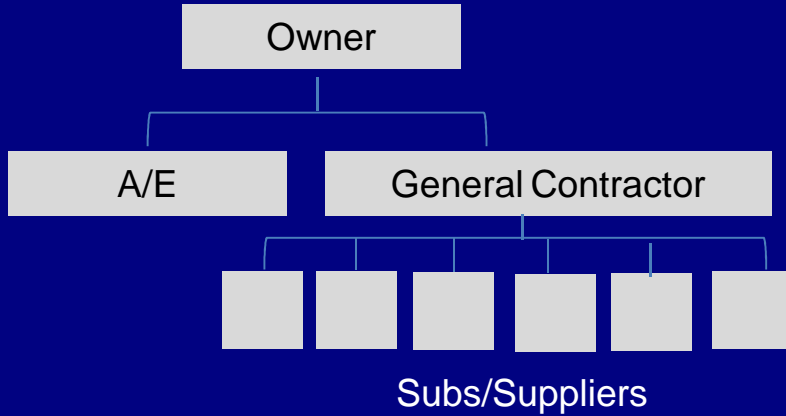
- Scope and budget determined through collaborator process between owner and team



Owner holds **one** contract and GC warrants the design

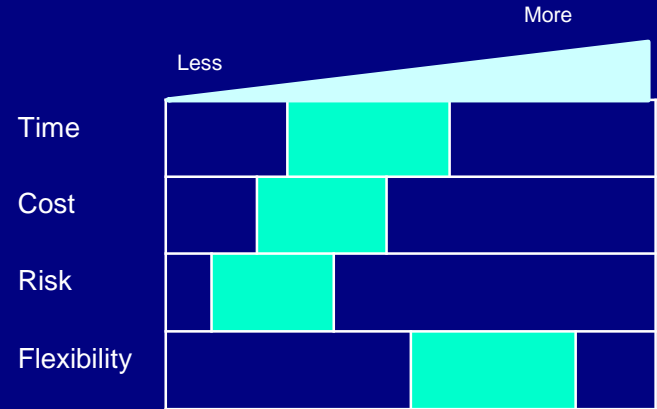
General Contractor/Construction Manager

Structure



Owner holds **two** contracts and warrants design to the GC

Pros/cons – Owner/Agency

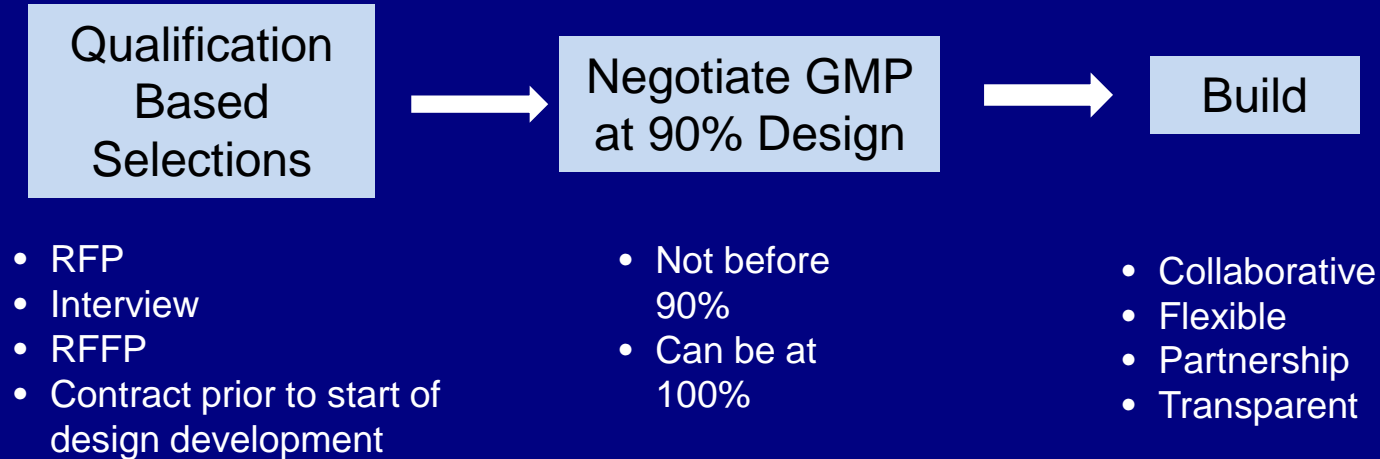


- Not suited for smaller projects
- Cost unknown until 90% design



General Contractor/Construction Manager

Schedule



Owner holds **two** contracts and warrants design to the GC

Alternative Delivery Methods

City Project team

- City Staff and consultant
- Consultant selection completed
Parametrix
- Project staffing determined by method
selected

Alternative Delivery Methods

- Staff are seeking feedback on the approach to this work and resources required.
- Next steps if Proposition 1 passes
 - Return to Council on November 18, 2019 for consideration of an agreement with Parametrix
 - Workshop to select Alternative Delivery Method - November
 - Submit application to CPARB-PRC – December
 - Presentation to and decision by CPARB-PRC – January
 - Return to Council in early 2020 with a staffing plan for the project.

