

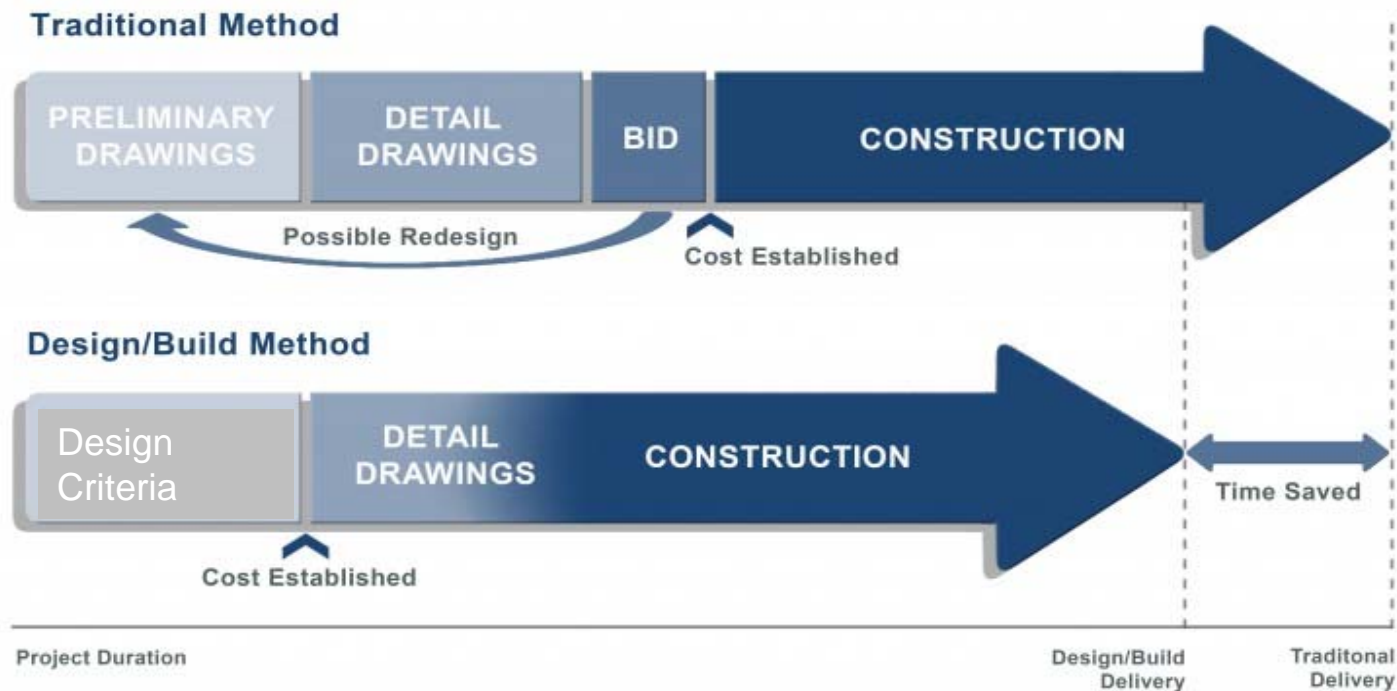
# Long Bridge Park Advisory Committee

Design/Build Procurement Process

August 17, 2017

# Design Build to Budget Process

- Design/Build process is a construction delivery method where the design team and construction team are hired as one entity
- **Design Build to Budget** process establishes the costs of the project *before the design documents are produced* **not** as a function of design document production
  - The budget becomes proactive rather than reactionary and integrates it into all project requirements discussions and decisions



# Design Build to Budget Process

- Project budget is established at the beginning of the procurement process.
  - CIP indicates \$46m to \$50.5m plus design fees
- Budget is based on a set of design criteria, not design concepts
- A firm is selected per County's purchasing regulations
  - Long Bridge is a bit unique – it includes a public component during the procurement process
- County Board authorizes the award of a contract to a Design/Build firm prior to refined design
  - Based only on concept selected during procurement process
- Once Board authorizes the award of contract, minimal opportunity to make revisions to concept
  - Due to budget already being committed to by Board during authorization of award of contract

# Design Build to Budget Process

## **Advantages:**

- Cost of project is known at the beginning of the process
- Greatly reduces risk of project exceeding budget
- Cost savings in shortening the overall schedule

## **Challenges:**

- Advantages of design/build process pose a challenge for iterative public design
  - Contract is based on concept selected during procurement process
  - Contractor agrees to build concept for budget, any changes to scope is a cost increase
  - Procurement process allows for limited public interaction in concept development

# Design Build to Budget Process

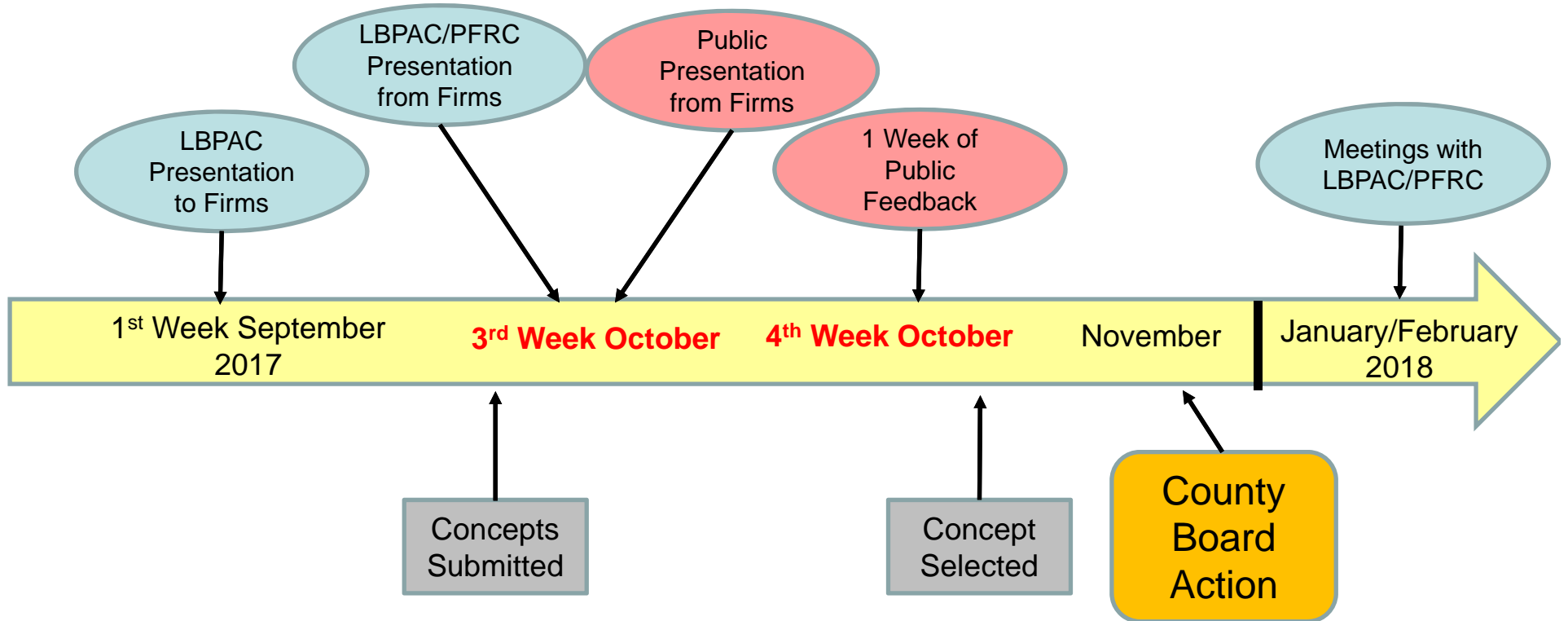
## How to meet the challenges:

- Design criteria compiled for project are based on staff, LBPAC, and community input accumulated over the last 5 years, particularly the work done in 2016
  - Design criteria examples: project elements (some size requirements), building energy performance, describe functionality required, equipment
- LBPAC will provide input to firms selected to provide concept designs prior to initiation of those concepts
- After concepts are created LBPAC and PFRC are being asked to review concepts, prior to final selection of a concept
- Public will be asked to provide feedback on concepts, prior to final selection of concept
- Board will authorize contract award, based on procurement process
- Post contract award - selected firm will provide a refined concept, within budget, based on feedback to date
- LBPAC and PFRC will review refined concept and provide comment

What's happening in 2018?

- Request for Qualifications was issued
  - Examples of qualifications for both design and construction:
    - An aquatic center over 50K SF and 50 meter pool
    - D/B projects over \$35m
    - 2 recreation centers over 25K SF
    - 3 LEED Silver Buildings
    - 1 campus/park developments over \$5m in value
    - 2 environmentally impacted sites over \$5m in value
    - 3 BIM projects and 3 scheduling software projects
- Proposals received and evaluated
- 5 firms were invited to participate in a Request for Proposals
- Proposals being evaluated and oral presentations required

# Public Portion of Procurement Process



# Public Art for Long Bridge Park



- In 2007, artist [Douglas Hollis](#) was commissioned by Arlington County to create a public artwork for phase one of Long Bridge Park.
- Arlington County will commission Hollis to create a new public artwork for phase two of Long Bridge Park.