

Public Contracting Options and What The Differences Mean for Your City Projects



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WHAT ARE THE DIFFERENT PUBLIC PROJECT PROCUREMENT DEFINITIONS?

Design-Bid-Build (DBB): A process commonly used as a project delivery method that divides a project into three distinct phases: Design, Bidding, and Construction.

Design-Build (DB): A project delivery method in which a single entity, known as the design-build team is responsible for both the design and construction phase of a project under a single contract. Current ODOT method.

Progressive Design Build (PDB): Is a collaborative construction method that integrates the designer, builder and owner to identify and resolve issues early in the design phase, leading to smoother project execution under a single project contract.

Construction Manager/General Contractor (CM/GC): Is an innovative project deliver method that integrates planning, design and construction under separate design and contractor contracts. Accepted by most grant funding agencies.



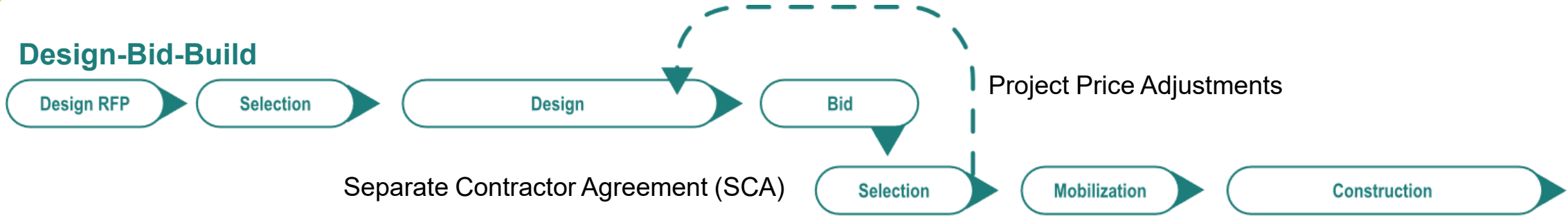
BLUE Options Represent Alternative Delivery Contracts and require a preliminary exemption process per ORS 279C.335(2) and OAR 137-049-0620 or equivalent local public contracting rules that requires statewide public notice, specific findings and the possibility of a hearing for each type of Alternative Contracting Methods. ORS 279C.337 also governs CM/GC requirements. Best Value Contracting is a procurement approach that enables agencies to consider multiple factors beyond just cost when selecting design and construction professionals. This method aims to achieve the best overall value for the agency by evaluating proposals based on quality, technical expertise and past performance in addition to price.



WHAT ARE THE DIFFERENCES?



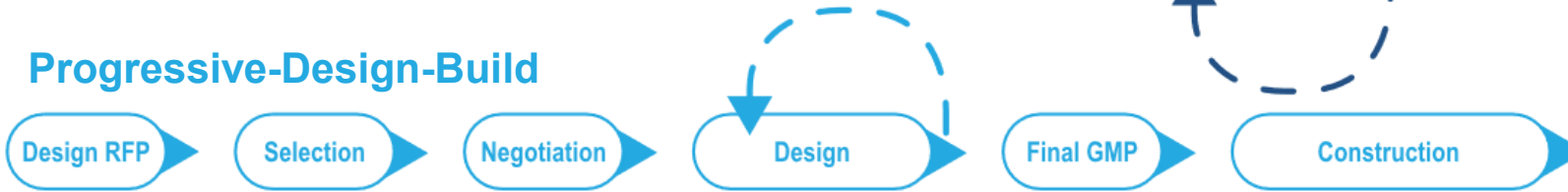
Design-Bid-Build



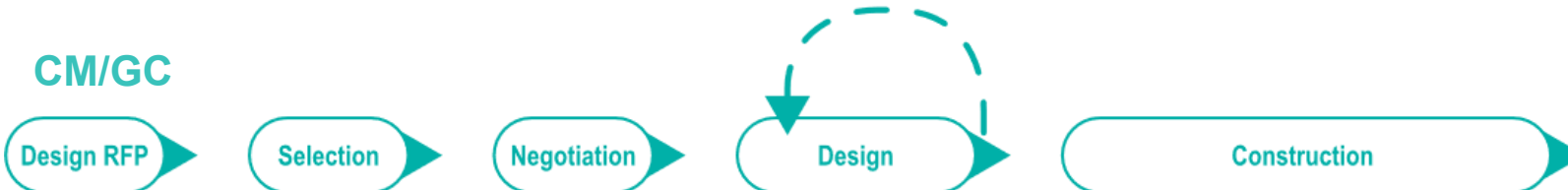
Design-Build



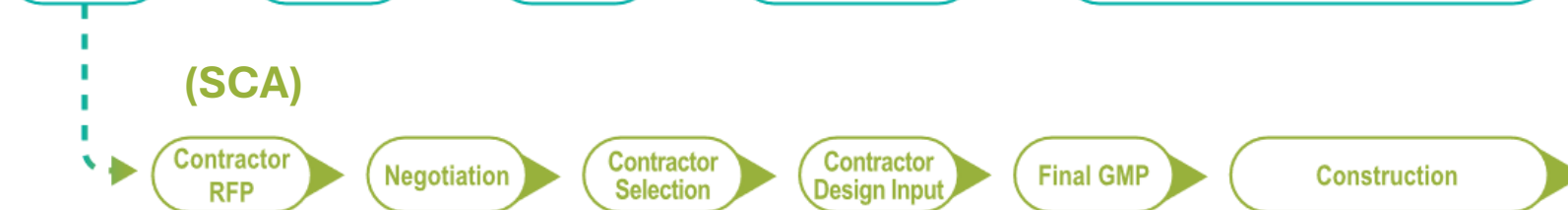
Progressive-Design-Build



CM/GC



(SCA)





WHAT ARE THE MAIN CHARACTERISTICS?

DESIGN-BID-BUILD

PROS

- Control over the project from start to finish
- Establishes low bid procurement (good and bad)

CONS

- Long procurement process
- No control over contractor selection
- Late readjustment of project construction costs

DESIGN-BUILD

PROS

- GMP is early (30%) so owner knows the budget early
- Owner gets to select based on several team design/options based on RFP

CONS

- GMP assumes a lot of risk built into price at 30%.
- Tends to have higher pricing due to project unknowns
- Payments to multiple teams in selection process



WHAT ARE THE MAIN CHARACTERISTICS?

PROGRESSIVE-DESIGN-BUILD

PROS

- QBS selection of both designer and contractor team
- Reduced schedule
- Cost control of the project early
- Markup is agreed upon
- GMP is at 90% design

CONS

- Project is best value, NOT the lowest bid

CM/GC

PROS

- QBS selection of design and contractor but separate contracts.
- GMP is at 90% design reducing risk associated costs
- Reduced schedule

CONS

- More procurement requirements early



▶ WHAT METHOD SHOULD I CONSIDER FOR MY PROJECT?

IS SCHEDULE A CONCERN?	IS CONTROL OVER YOUR PROJECT A CONCERN?	IS BUDGET A CONCERN?
<p>YES</p> <ul style="list-style-type: none">Alternative delivery reduces schedule by minimizing procurement timelines <p>NO</p> <ul style="list-style-type: none">All methods will work	<p>YES</p> <ul style="list-style-type: none">DBBPDBCM/GC <p>NOT AS MUCH</p> <ul style="list-style-type: none">DB	<p>YES</p> <ul style="list-style-type: none">Alternative delivery gives the most flexibility to your project for offramps during design <p>MAYBE</p> <ul style="list-style-type: none">All methods will work



WHAT METHOD SHOULD I CONSIDER FOR MY PROJECT?

IS YOUR LOCAL POOL OF CONTRACTORS A CONCERN?

YES

- Alternative Delivery is part QBS and part Cost component.

NO

- All options are available

IS YOUR PROJECT FUNDED BY GRANT MONEY?

YES

- Not all grants allow Alternative Delivery Methods. CM/GC is widely accepted but verify with the agency prior to choosing an option.

NO

- All options are available in the State of Oregon

WHAT IS THE RIGHT APPROACH FOR YOUR COMMUNITY?

