Presenters
Faye Bodyke, Director of Projects
Bill Holtz, Senior Project Manager
• Design Assist Projects
• Advantages / Disadvantages
• Contract Timing
• Project Types
• Trades to consider
• RFP content
• Design Process
• Cost Analysis
• **Design Assist:** Is a project delivery method (procurement method) in which the construction team is engaged by the owner to collaborate with the architect or engineer during the design phase.

• The construction contract is awarded on a best value basis.
• 4 projects
  o Renovation - $15M – Construction Complete
  o Renovation - $13M – Construction Complete
  o Renovation - $59M – Design
  o New Construction - $5M – Design/Bidding
<table>
<thead>
<tr>
<th><strong>Advantages</strong></th>
<th><strong>Disadvantages</strong></th>
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</thead>
<tbody>
<tr>
<td>Better Construction Documents</td>
<td>Selecting the Right Contractor</td>
</tr>
<tr>
<td>Reduce Conflicts and RFI’s</td>
<td>Concern for Design Errors</td>
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<tr>
<td>Enhanced Collaboration</td>
<td>Adds Cost During Design</td>
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<tr>
<td>Reduce Change Orders</td>
<td>Pricing Not Competitive</td>
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<td>Earlier Cost Certainty</td>
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<td>Schedule Assistance</td>
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<td>Design Assistance</td>
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<td>Value Engineering</td>
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<tr>
<td>Cost Estimating</td>
<td></td>
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<tr>
<td>Constructability</td>
<td></td>
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<tr>
<td>Leverage BIM</td>
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• Consider contracting early in the schematic design stage

• Consider the complexity, coordination, and scope of the project

• Contract timing could vary for trades based on project
• Design Assist is not for every project

• Heavy MEP projects seem to fit well

• Projects with unique scopes of work
• Any trade can be Design Assist

• Depends on scope of work for the project

• MEP trades can have the highest impact
• Pre-construction fee (lump sum)
• Pre-Construction Personnel Cost (Hourly Rates)
• Construction Fee (O/P) (Change order fee%)
• General Conditions
• Shop Burden
• Tools
• BIM
• Type of Contract (cost plus, lump sum, etc) – convert?
• RFP can include a bid or estimate for the work

• Understand the difference between a bid and estimate

• Pre-Con Services and construction should be clearly separated on the RFP response
• Returned to owner! 😊

• How is shared savings handled in the RFP? DA, CMR, OWNER
Design Meeting Attendees

- Owner Rep/Project Mgr.
- A/E
- CMR Project Manager
- DA Project Manager
- DA BIM Manager
- CMR Estimator
- DA Superintendent
BIM, DA and Design

- A/E, CMR and DA contractors working together on design

- Coordination underway during design and reduction in changes during construction
- $156,000 CMR Contingency Return
- $300,000 DA Buyout
- $119,318 Bid Savings
  $575,318
- $156,000 CMR Contingency Return
- $300,000 DA Buyout
- $119,318 Bid Savings
  $575,318
### Change Orders

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Cost/mil</th>
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</thead>
<tbody>
<tr>
<td>CMR – DA</td>
<td>76</td>
<td>$13.1</td>
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<tr>
<td>CMR – DA</td>
<td>32</td>
<td>$14.6</td>
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<tr>
<td>CMR</td>
<td>279</td>
<td>$31.5</td>
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<tr>
<td>Multi-Prime</td>
<td>417</td>
<td>$13.8</td>
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### Contingency

<table>
<thead>
<tr>
<th>Description</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>CMR – DA</td>
<td>5.74%</td>
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<tr>
<td>CMR – DA</td>
<td>6.17%</td>
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<tr>
<td>CMR</td>
<td>6.55%</td>
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<tr>
<td>Multi-Prime</td>
<td>15.5%</td>
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Team
Questions/Answers