

The Path to Documenting Progressive Design-Build Best Practices

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PROGRESSIVE DESIGN-BUILD

A Design-Build Done Right®
Deeper Dive

A DESIGN-BUILD INSTITUTE OF AMERICA PUBLICATION

DBIA Progressive Design-Build Committee

- Formed in 2022
- Released Deeper Dive Publication, May 2023
- Updated DBIA Progressive Design-Build Class Content
- Currently working on PDB Best Practices



DBIA PDB Best Practices



Owner Team Preparation

Train Owner Personnel

Enlist Owner Advisors, as required

Ensure Team is willing and able to collaborate and trust

Identify Agency project governance and decision making

Preparing For Each Project

Considering local capabilities and capacities

DBIA PDB Best Practices



Owner Goals and Priorities

Are there clearly established goals to guide the team through decision making?

Is the project ultimately scope driven or budget driven (Fixed Budget with Variable Scope)?

Competition

Adopt multi-step process, shortlist to 3

Select only Primes; Designer and Builder, initially

No design as part of competition

Arrive at a largely Qualifications Based Selection (QBS)

Considering a Price Factor (WA), limited to OH&P mark-up

DBIA PDB Best Practices



Contract

Start with design-build contract, don't adapt from other delivery methods

Build the Team Culture

Build PDB Team culture of trust, mutual respect, and transparency

Establish clear Project Governance for Stakeholder Engagement and Decision Making

Plan for early trade partner engagement, early design with best value selection and business terms

Establish estimating and cost transparency with appropriate consideration of info shared

DBIA PDB Best Practices



Start with a Validation Phase, Before Design

Build-out and align DB team

Align program to budget

Set Target Values

Pull plan realist schedule and milestones, considering stakeholder input needs

Investigate and quantify site development requirements and existing conditions

Identify risks, set appropriate contingencies, ID parties best positioned to manage them

DBIA PDB Best Practices



Design and Preconstruction Phase

Design with stakeholder engagement, balanced against Target Values

Identify early design packages to facilitate procurement and permit facilitating construction

Sequence design to facilitate key decision making and fast tracking of construction

Final Design and Construction

Maintain DB team's single source of responsibility throughout construction

Continue stakeholder engagement, governance and decision making, aligned with goals

DB Team ownership of quality and performance, aligned with goals and original target investments

DBIA PDB Best Practices

Transition to Operations

Maintain DB team's single source of responsibility

Maintain DB team ownership of quality and performance, aligned with Owner's original concurrence on target investments



Questions?

