Capital Project Delivery
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WSU’s 2017 Design Build Forum “Traditional vs Progressive” email: contracts@wsu.edu
Traditional Design Build

Pros
+ Design competition
+ Early GMP
+ Extensive deliverables
+ Best value

Cons
- Cost to compete
- Limited Owner involvement
- Premature GMP

WSU’s Visitors Center
Traditional DB – Validation Phase

- Short Listed Teams provide a Conceptual Design
- Selected Team takes design to next level in Validation
- Owner and DB has more time to confirm design and costs
- Allows for Owner involvement during early design
- GMP is signed at acceptance of Validation submittal
Progressive Design Build

- Increased Owner involvement from start
- Lower Cost to Compete
- GMP is Established after design has been developed and reviewed
- Increased Program Flexibility
- True Collaboration (Partnership)
- Transparency on both sides
- Challenging Site Conditions
- Planned Complex / Addition
## Procurement Method Comparison

### Traditional Design Build

<table>
<thead>
<tr>
<th>Programming</th>
<th>RFQ</th>
<th>RFP / Proposal</th>
<th>GMP Established</th>
<th>Design</th>
<th>Construction Starts</th>
</tr>
</thead>
</table>

### Traditional Design Build with Validation

<table>
<thead>
<tr>
<th>Programming</th>
<th>RFQ</th>
<th>RFP / Proposal</th>
<th>Initial Contract with selected DB Team</th>
<th>Validation Period</th>
<th>Contract Amendment / GMP Established</th>
<th>Design</th>
<th>Construction Starts</th>
</tr>
</thead>
</table>

### Progressive Design Build

<table>
<thead>
<tr>
<th>Programming</th>
<th>RFQ</th>
<th>RFP</th>
<th>Initial Contract with selected DB Team</th>
<th>Program Verification Period</th>
<th>First Contract Amendment</th>
<th>Design Development Period</th>
<th>Contract Amendment / GMP Established</th>
<th>Design</th>
<th>Construction Starts</th>
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Progressive Design Build Selection Approach

- **Qualifications Based Selection**
  - Project Approach
  - DB Team Experience
  - Fee / Schedule
  - Finalist Meeting

- **Three Phase Contract**
  1. Programmatic Period
  2. Design Development Period
  3. GMP Establishment

- **Limiting Selection to Builder and Prime Designers**
  - Allows owner to take an active role in selection of sub-consultant and trade Partners
  - Further reduces cost to compete
  - Snowball
Thank you and Go COUGS!

Digital Classroom Building