



Port of Seattle GCCM DB Re-certification Attachment C - Project Delivery Method Recommendation

Instructions: The Project Manager is responsible to schedule a project delivery method meeting that includes their Manager, Director AVPMG, Assistant Engineering Director - Construction, Construction Manager, Resident Engineer (if assigned), CPO Major Works Construction Manager, CPO Purchasing Manager, and Project Sponsor. The Project Manager shall complete both Part 1 and Part 2 and provide the form at least two days prior to the meeting. The Project Manager is responsible for providing the completed form at the project's acquisition planning meeting.

PART 1: PROJECT INFORMATION

Project CIP/Name: Enter CIP No. and Name

Scope Summary:

Provide short paragraph of project scope

Estimated Project Costs:	Estimated Bid Value	Enter costs
	Other Construction Costs	Enter costs
	Soft and Other Project Costs	Enter costs

Project Funding Source: Enter funding source

Milestone Schedule (assuming Design Bid Build):

Design:	Start Enter Qtr/Year	End Enter Qtr/Year
Construction:	Start Enter Qtr/Year	End Enter Qtr/Year

Other Relevant Project Information:

- 1) Is the completion date critical for this project? Yes / No
Explain: Either not applicable or provide short explanation
- 2) Does the project include phasing or tenant build out? Yes / No
Explain: Either not applicable or provide short explanation
- 3) What is the risk of significant scope change for this project? High / Medium / Low
Explain: Provide short explanation
- 4) What is the degree of stakeholder scope control for this project? High / Medium / Low
Explain: Provide short explanation
- 5) Will operational impacts or constraints be a key consideration? Yes / No
Explain: Either not applicable or provide short explanation
- 6) Is the project a standalone system? Yes / No
Explain: Either not applicable or provide short explanation

Port of Seattle GCCM DB Re-certification Attachment C - Project Delivery Method Recommendation

- 7) Does the project include work by Port Construction Services? Yes / No

Explain: Either not applicable or provide short explanation

PART 2: APPLICABLE PROJECT DELIVERY METHODS

Design-Bid-Build (DBB) Procurement Methodology

"Public work" means all work, construction, alteration, repair, or improvement other than ordinary maintenance, executed at the cost of the state or of any municipality, or which is by law a lien or charge on any property therein. If the answer to the question below is yes then the DBB procurement methodology can be considered for the project (see Title 39 RCW).

- 1) Is the project considered public work? Yes No

Explain: If no, provide a short explanation

Design-Build (DB) Procurement Methodology

If the answer to either question 1 (including either subpart a, b, or c), question 2, or question 3 is yes then the DB procurement methodology can be considered for the project (see RCW 39.10.300). DB procurement cannot be used to procure operations and maintenance services for a period longer than three years.

- 1) Is the total project cost over \$2 million? Yes No
- a) Will the construction activities be highly specialized where the design-build approach is critical in developing the construction methodology? Yes / No

Explain: Either not applicable or provide short explanation

- b) Will the design-build approach provide greater innovation or efficiencies between the designer and the builder? Yes / No

Explain: Either not applicable or provide short explanation

- c) Will the DB approach provide significant savings in project delivery time? Yes / No

Explain: Either not applicable or provide short explanation

- 2) Is this a parking garage project? Yes No

- 3) Does the project include the construction of portable facilities per WAC 392-343-018, pre-engineered metal buildings, or not more than ten prefabricated modular buildings per installation site? Yes No

Additional Considerations:

- Design-Build includes three general types. If the DB procurement methodology is being considered for the project, which type(s) are you considering? Refer to Comparison of DB Types for guidance. Progressive Traditional Bridging

Port of Seattle GCCM DB Re-certification Attachment C - Project Delivery Method Recommendation

Explain: Provide short explanation

General Contractor/Construction Manager (GC/CM) Procurement Methodology

If the answer to any of the five questions below is yes then the GC/CM procurement methodology can be considered for the project (see RCW 39.10.340).

- 1) Does the project involve complex scheduling, phasing, or coordination? Yes / No

Explain: Either not applicable or provide short explanation

- 2) Does the project involve construction at an occupied facility which must continue to operate during construction? Yes / No

Explain: Either not applicable or provide short explanation

- 3) Is the involvement of the general contractor/construction manager during the design stage critical to the success of the project? Yes / No

Explain: Either not applicable or provide short explanation

- 4) Does the project encompass a complex or technical work environment? Yes / No

Explain: Either not applicable or provide short explanation

- 5) Does the project require specialized work on a building with historic significance? Yes / No

Explain: Either not applicable or provide short explanation

Additional Considerations:

- Should the Port procure the project as a heavy civil construction project? A heavy civil construction project is defined as a civil engineering project where the predominant features of which are infrastructure improvements. Yes / No

Explain: Either not applicable or provide short explanation

- If the mechanical scope is above \$3 million, should the Port and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the mechanical subcontractor? Yes / No

Explain: Either not applicable or provide short explanation

- If the electrical scope is above \$3 million, should the Port and selected GC/CM consider the alternative subcontractor selection process (RCW 39.10.385) for the electrical subcontractor? Yes / No

Explain: Either not applicable or provide short explanation

Building Engineering Systems Procurement Methodology

"Building engineering systems" means those systems where contracts for the systems customarily have been awarded with a requirement that the contractor provide final approved specifications,

Port of Seattle GCCM DB Re-certification Attachment C - Project Delivery Method Recommendation

including fire alarm systems, building sprinkler systems, pneumatic tube systems, extensions of heating, ventilation, or air conditioning control systems, chlorination and chemical feed systems, emergency generator systems, building signage systems, pile foundations, and curtain wall systems. If the answer to the question below is yes then the Building Engineering Systems procurement methodology can be considered for the project (see RCW 39.04.290).

- 2) Does the project include the design, fabrication, and installation of a building engineering system? Yes No

Explain: Either not applicable or provide short explanation

Job Order Contracting (JOC) Procurement Methodology

"Job order contract" means a contract in which the contractor agrees to a fixed period, indefinite quantity delivery order contract which provides for the use of negotiated, definitive work orders for public works (as defined under the DBB procurement methodology).

The following limitations apply for job order contracts per RCW 39.10.440 and 39.10.450:

- The maximum amount that may be awarded per contract is \$4 million per year for a maximum of three years.
- The maximum dollar amount for a work order is \$500,000 (excluding sales tax) and no more than 20% of the dollar value of a work order may consist of items not contained in the unit price book identified in the job order contract.
- Any permanent, enclosed building space constructed under a work order shall not exceed 3,000 gross square feet.
- The initial contract term cannot exceed two years, with an option of extending or renewing the contract for one year.
- The Port can only have three job order contracts in effect at any one time.
- At least 90% of the work included in the contract must be subcontracted to entities other than the job order contractor.
- The contract must be awarded and signed before July 1, 2021.

Given the above limitations is job order contracting a consideration for this project? Yes No

Explain: Provide a short explanation

PART 3: PROJECT DELIVERY METHOD RECOMMENDATION

Does the project funding eliminate any potential project delivery methods identified in Part 2 above? Yes / No

Explain: Either not applicable or provide short explanation

Port of Seattle GCCM DB Re-certification Attachment C - Project Delivery Method Recommendation

The following project delivery methods can be considered for this project:

Project Delivery Method	Yes	No
Design, Bid, Build	<input type="checkbox"/>	<input type="checkbox"/>
Progressive Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Traditional Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
Bridging Design-Build	<input type="checkbox"/>	<input type="checkbox"/>
General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Civil General Contractor/Construction Manager	<input type="checkbox"/>	<input type="checkbox"/>
Building Engineering Systems	<input type="checkbox"/>	<input type="checkbox"/>
Job Order Contracting (JOC)	<input type="checkbox"/>	<input type="checkbox"/>
Purchased Goods and Services	<input type="checkbox"/>	<input type="checkbox"/>

Based upon the information provided in Part 1 and other project details identify the advantages and disadvantages for each project delivery method considered in the attached table. The assessment should at a minimum consider the following criteria:

- Project Schedule – consideration of critical milestones and construction phasing.
- Project Costs – consideration of competitive bidding, additional alternative delivery contractor costs, change order costs, and other risk costs.
- Project Scope / Quality – consideration of level of scope definition, qualifications as part of contractor selection process, constructability and value engineering during design.
- Stakeholder Approval / Decisions - consideration of ownership of design process, stakeholder involvement and approvals.
- Airport Operations – consideration of operational impacts or limitations during construction and much control the Airport has with each project delivery method.
- Project Risks – consideration of identified project risks and their impact on the project delivery methods.

Recommendation:

Summarize the recommendation

Meeting Participants (Departments): TBD (AVPMG), TBD (EN/CM), TBD (CPO)

Date of Meeting:

Project Delivery Method Comparison – Advantages and Disadvantages

	Project Delivery Method 1 Provide Type	Project Delivery Method 2 Provide Type	Project Delivery Method 3 Provide Type
Adv.:	•	•	•
Dis.:	•	•	•

Comparison of Design-Build (DB) Types

Issue / DB Type	Progressive	Traditional	Bridging
Contract Scope and Cost	<ul style="list-style-type: none"> Established after DB team is selected. 	<ul style="list-style-type: none"> Established at the time the DB team is selected. 	<ul style="list-style-type: none"> Established at the time the DB team is selected.
Selection Criteria	<ul style="list-style-type: none"> DB team is selected based upon qualifications and cost factors. Qualifications play a larger role in selection than other DB types. 	<ul style="list-style-type: none"> DB team is selected based upon qualifications, design concept, and firm cost proposal. 	<ul style="list-style-type: none"> DB team selection is based upon qualifications, management plan to implement the owner's design concept, and a firm cost proposal.
Project Criteria Documents	<ul style="list-style-type: none"> Owner provided detailed project criteria may be provided before DB team selection but not required. Project scope, budget, and schedule do not have to be aligned before selection process. 	<ul style="list-style-type: none"> Owner provided detailed project criteria required for selection process. Projects scope, budget, and schedule must be aligned before selection process. AE assistance to prepare project criteria and evaluating RFP submittals typically required. 	<ul style="list-style-type: none"> Owner provided detailed project criteria, including bridging document (at least schematic design), required for selection process. Projects scope, budget, and schedule must be aligned before selection process. AE assistance to prepare project criteria is required, and typically used for evaluating RFP submittals.
Opportunities	<ul style="list-style-type: none"> Integration of owner and DB team during programming and planning phases. Effective method if scope and budget are not yet defined at time of DB team selection. 	<ul style="list-style-type: none"> Owner chooses between alternative proposals for design, cost, and value. Used extensively in WA state. 	<ul style="list-style-type: none"> Increased owner involvement and design control (bridging documents). Retains single point of responsibility for implementation.
Owner Risks	<ul style="list-style-type: none"> No cost certainty at time of DB team selection – final cost negotiated. Cost estimating assistance required during final cost negotiation to ensure fair price. 	<ul style="list-style-type: none"> Additional costs for project criteria development, and honoraria for non-selected DB teams. Limited engagement between owner and DB team during development of design and cost proposals. Risk of setting a price prior to confirming selected alternative aligns with owners programmatic and operating needs. 	<ul style="list-style-type: none"> Owner is responsible for content of bridging documents. Prescriptive solutions reduce opportunity for innovation.
DB Team Level of Effort / Risk to Complete	<ul style="list-style-type: none"> Reduced level of effort during selection process than other approaches. 	<ul style="list-style-type: none"> Costs for preparing design concept and cost proposal not covered by honoraria. DB Team owns risk for cost increases after firm cost proposal. 	<ul style="list-style-type: none"> Costs for preparing management plan and cost proposal are significant. DB Team owns risk for cost increases after firm cost proposal.
Contracting	<ul style="list-style-type: none"> Flexibility for single DB contract, or two (design phase, construction phase). Separate contracts allows for termination if unsuccessful relationship during design phase. 	<ul style="list-style-type: none"> Typically a single contract for design and construction. 	<ul style="list-style-type: none"> Typically a single contract for design and construction.

Source: Capital Projects Advisory Review board, Design-Build Best Practices Guidelines (May 2018).