

## CITY OF SNOQUALMIE - DB PROJECT

1. On pages 4-5 of 17 of the application, an explanation is given why the DB contracting procedure is appropriate for the project. Can the applicant expand on this explanation to include reasons why Progressive Design-Build project delivery was chosen in lieu GC/CM project delivery?

Response: There are a number of reasons that the City of Snoqualmie chose the Progressive Design/Build (PD/B) delivery method for this project over the GC/CM delivery method. PD/B and GC/CM have some traits in common over Design/Bid/Build (D/B/B) that include: greater opportunity for innovation and collaboration between owner, designer and contractor; greater opportunity for Value Engineering and Constructability during design; opportunity for early bid packages and early procurement; etc. However, PD/B offers some advantages that neither D/B/B nor GC/CM afford. The following are a few reasons that the City of Snoqualmie chose PD/B over D/B/B or GC/CM:

- 1.) **Shift Risk of Errors & Omissions:** The City has had some bad experiences over the past few years with the thoroughness of design documents that they are receiving from their design consultants. The Spearin Doctrine dictates that when the City contracts the design for a project that they also warrant the appropriateness and constructability of the plans and specifications that are produced by the design team. The result of less thorough documents has been increased change order percentages and schedules that push beyond the intended completion date. The utilization of PD/B allows the City the opportunity to have the contractor, City and designer work together to develop the project design and try to close the errors & omission gap that they've been experiencing. In addition, the PD/B contracting method results in the contractor hiring the designer, thus reducing the risk of change orders and schedule impacts arising from errors & omissions in the construction documents.
- 2.) **Single contract for design and construction:** Since the Design/Build team includes both the contractor and the designer, the City will only carry one contract rather than two. This simplifies accounting and contracting. In addition, since the contractor and designer have a direct contractual relationship, it is more likely that communication and collaboration between the two will be improved.
- 3.) **Greater control of Budget vs. Cost of Construction:** Since the contractor and the designer have a direct contractual relationship and both will be signing an agreement that will be based on a Guaranteed Maximum Price, there is greater opportunity to arrive at a project design that is within the City's available budget and ultimately have the final cost of construction be within the available budget.
- 4.) **Earlier certainty of price and schedule than D/B/B or GC/CM:** Although GC/CM can provide price and schedule certainty much earlier than D/B/B (typically at 90%-95% design), PD/B can provide an owner that certainty much sooner than even GC/CM. The City is hoping to work with their chosen Design/Builder to arrive at an acceptable design, a Guaranteed Maximum Price, a schedule, and sign a GMP amendment for the project at somewhere between 60% & 70% design.