

City of Austin CAPITAL CONTRACTING OFFICE

Your valuable
business partner in
Capital Project
delivery.

DESIGN-BUILD

ABOUT:

Design-Build

- Design Builder is a single firm responsible for the performance of both design and construction services, cost control and schedule
- Turnkey approach
- Advisor to the owner selected by best value
- Budget defined early becoming agreement for the project
- Construction starts before design is complete
- Used for time sensitive projects reducing bid time, project scheduling
- Development of a Design Criteria Manual used in solicitation
- Nine month solicitation, selection and contract negotiation
- Contract components include preliminary design, design, general conditions, guaranteed maximum price for construction
- Removes ambiguity that can arise in material and construction specifications
- Highly adaptive and responsive for changes in the field minimizing need for change orders

Evaluation Criteria for Design Build Two Step Selection Process:

Consideration Item #	Title	Gate Keeper
1	MBE/ WBE Goals Procurement Program	Y/N
2	Safety Record	Y/N
3	Offeror's Financial Capability	Y/N
4	Acceptable Documentation	Y/N
		Max Points
Step One (1)		
5	Experience of Design-Builder	15
6	Experience of Proposed Design-Builder Team Members	30
7	Experience of Proposed Major Subconsultants/Subcontractors	15
8	Design-Builder Team Structure	15
9	Design-Builders Reputation, Quality of Goods and Services and Business Practices	20
10	Design-Builder Team Experience with Austin-Area Issues	10
11	Local Business Presence (<i>for non-federally funded projects</i>)	5
12	Service Disabled Veteran Business Enterprise (SDVBE) (<i>3% of total maximum points 170; vary based upon Local Business Presence points</i>)	5.10
	Step One (1) Subtotal	115.10
Step Two (2) <i>(Required only for shortlisted Offerors)</i>		
13	Proposed Fees	30
14	Presentation/Interview (mandatory)	30
	Step Two (2) Subtotal	60
	Maximum Possible Points, including presentation/interview	175.10

Questions?

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