

Design–Build project delivery method – State of Iowa Regents Institutions

The University of Iowa and Iowa State University, in cooperation with Board of Regents has now engaged in four projects using the Design-Build (D-B) method of project delivery:

- Iowa: Hawkeye Tennis & Recreation Indoor Turf Facility
- Iowa: Oakdale Research Support Facility
- Iowa: Madison Street Residence Hall
- Iowa State: Buchanan Residence Hall 2

Each have displayed:

- Increased value to Regent students/programs and the State: Expedited completion/Cost savings
- Good market competition, including firms that have not bid campus projects previously and, to date, all-Iowa firms selected through the public bidding process
- Contractor involvement in the design process – Increased innovation, fewer change orders/conflicts and greater partnership
- Higher percentage of project budget to construction work (more bricks & mortar for the cost)
- Increased predictability of cost, allowing for more effective planning of institutional funds

Still, the new Design-Build delivery method has created some confusion/concern by those not involved, and for those used to Design-Bid-Build. The most basic way to differentiate between the two methods:

- ❖ **Design-Bid-Build** fully defines and holds the scope-of-work constant and lets the market determine the cost for that scope.
- ❖ **Design-Build** holds the cost constant (with a stated maximum) and lets the market determine how much scope-of-work can be constructed for the funding available. The bidding teams can submit costs lower than the maximum and gain additional points during selection.

Both include public competition and cost-based award to the lowest responsible bidder, as stipulated by Iowa Code 262.34. Design-Build determination of “lowest responsible” includes consideration of scope-of-work provided for the cost and quality/innovation/value.

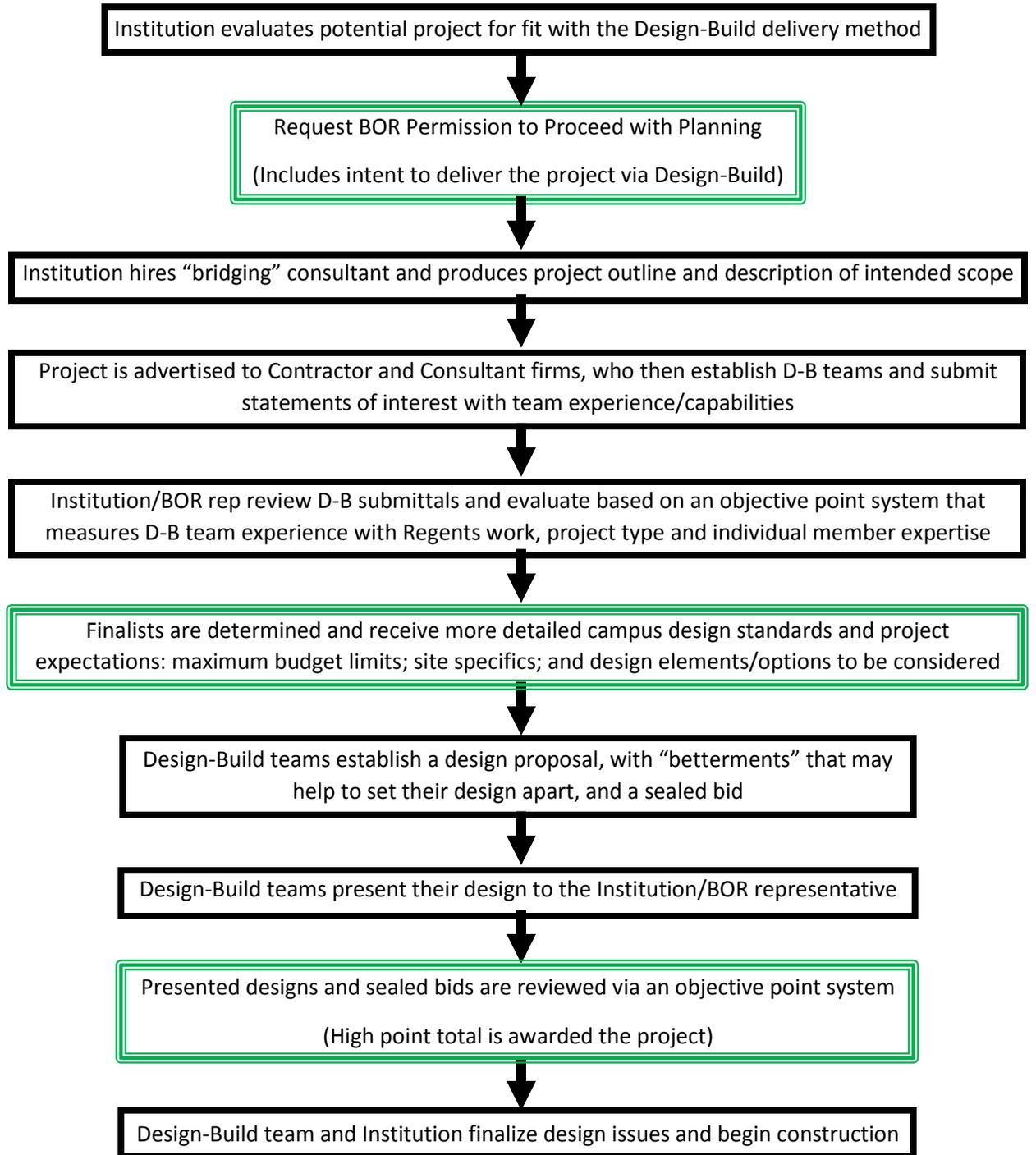
Prior to the University of Iowa/BOR piloting the first Design-Build project, **significant research was done**:

- Peer/Higher ed. best-practice procedures – Higher ed. D-B is common in nearly every US state
- Lessons from the Army Corp of Engineers, who use D-B as their standard delivery method
- Process was developed in partnership with Master Builders of Iowa

All Regent institutions follow the same process (used for each of the projects listed above).

Only selected project types fit the Design-Build format well, and **Design-Bid-Build will remain the standard Regent delivery method**. The Regent universities will evaluate future projects to determine if the type and scope fit delivery via Design-Build and will provide increased value to the State, and savings that will result in tangible benefits to students attending the Regent universities.

10 steps to completion of a Design-Build (D-B) project at the Regents institutions...



 Formal interaction with the Board of Regents (review or approval)