

## 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...**

