



# Alternative Delivery Methods

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Project Manager, Planning and Development

# 12-Month Procurement Schedule

Anticipated advertisement or rotation list award dates

2023



2024

Jul 2023 ■ Barbara Jordan Terminal Optimization Area 2 (Design) (\$4M-\$6M)

Aug 2023 ■ Barbara Jordan Terminal Optimization Area 2 (Construction) (\$80M-\$120M)

Oct 2023 ■ Rolling Owner Controlled Insurance Program (\$44M-\$82M)

Oct 2023 ■ Demolish Red Garage (Design) (\$3M-\$6M)

LEGEND

■

Standard Procurement

■

Alternative Delivery Method

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On-call Rotation List

Dec 2023 ■ New Parking Garage (Progressive Design/Build) (\$185M-\$346M)

Dec 2023 ■ Architectural and Engineering Services Rotation List (vertical) (\$24M-\$45M)

Dec 2023 ■ Architectural and Engineering Services Rotation List (horizontal) (\$16M-\$30M)

Dec 2023 ■ QA Testing Services Rotation List (16M-\$30M)

Dec 2023 ■ Survey Rotation List (\$8M-\$15M)

Dec 2023 ■ Public Parking Replacement (Design) (\$2M-\$3M)

Dec 2023 ■ Employee Parking Replacement (Design) (\$1M)

Dec 2023 ■ New Central Utility Plant (Progressive Design/Build) (\$102M-\$192M)

Confidence Line

Jan 2024 ■ Utility Infrastructure Airside and South Campus (Design) (\$10M-\$18M)

Feb 2024 ■ Job Order Contracting Construction Services (\$5M-\$10M)

Feb 2024 ■ Concourse B, Tunnel and Apron (Progressive Design/Build) (\$1.9B-\$2.5B)

Utility Infrastructure Airside and South Campus (Construction) (\$167M-\$312M) ■ Apr 2024

Curbside Roadway and Utility Relocation (Design) (\$6M-\$12M) ■ Apr 2024

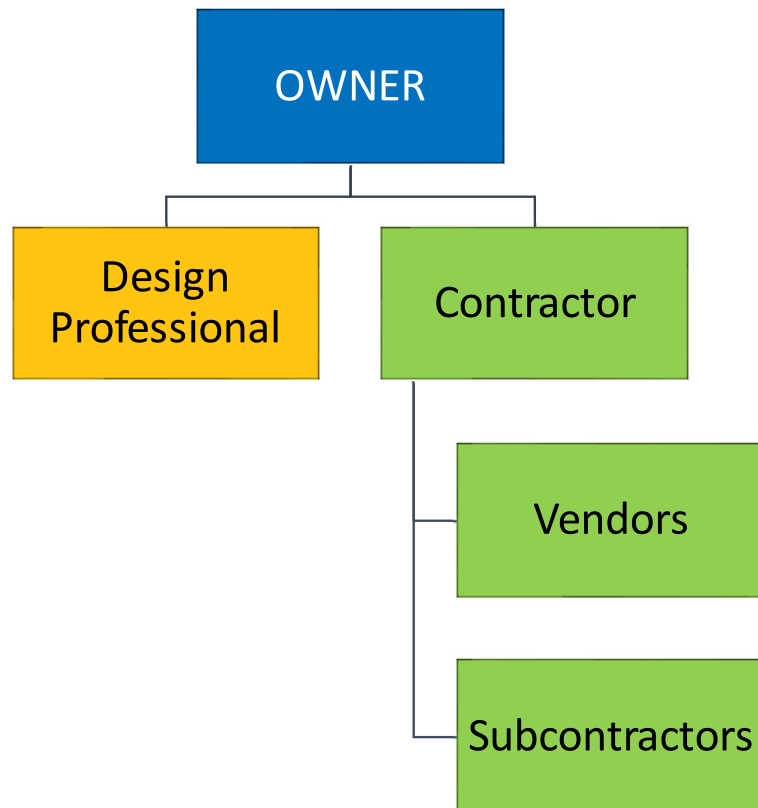
Barbara Jordan Terminal Optimization Area 3 (Design) (\$21M-\$40M) ■ Jun 2024

Barbara Jordan Terminal Optimization Area 4 (Design) (\$14M-\$27M) ■ Jun 2024

# Delivery Approaches

Available alternative delivery approaches

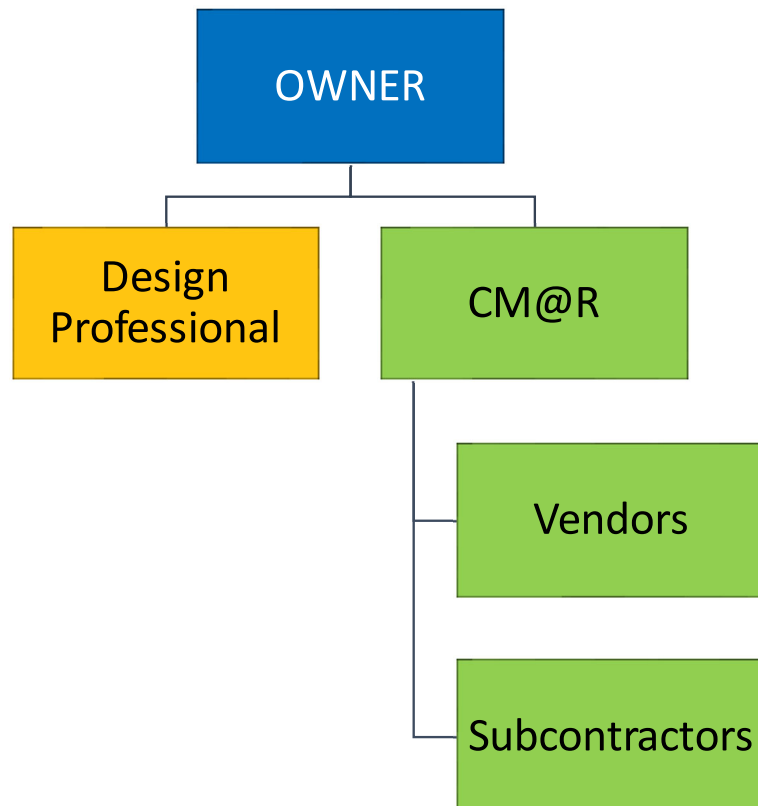
# Delivery Approach – Design-Bid-Build (DBB)



Competitive Bidding	Competitive Sealed Proposals
One step contractor selection	One step contractor selection
Low responsible bidder	Best value and non-price factors
Lump sum price proposal	Lump sum price proposal
Technical requirement 100% design	Technical requirement 100% design
	Price weighting usually 40% or more



# Delivery Approach – Construction Manager @ Risk



## Construction Manager at Risk (CMAR)

One (RFP) or two step (RFQ-short list-RFP)

Guaranteed maximum price (GMP) during design

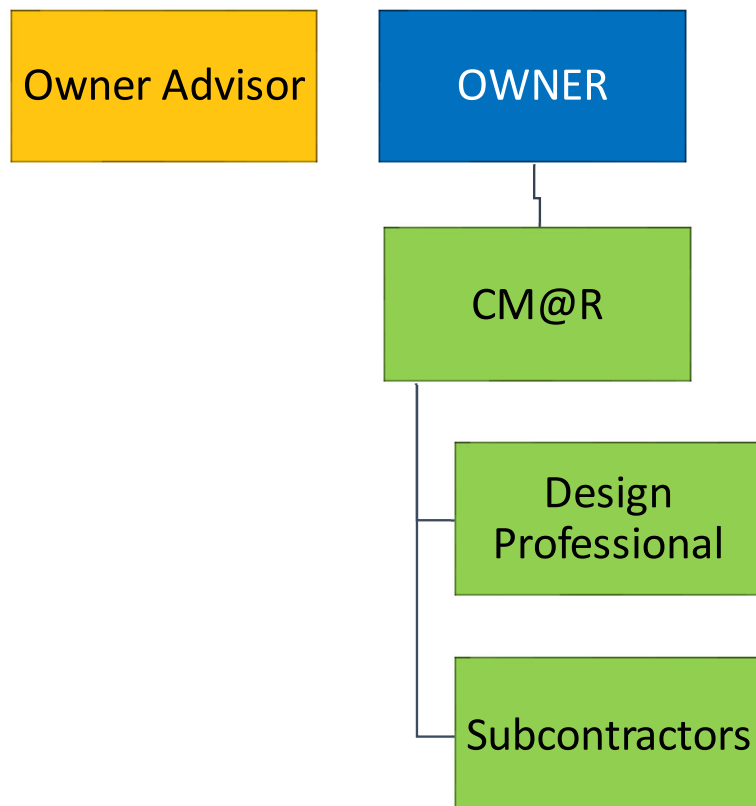
Construction work requirements competitively bid beneath the CMAR

Optimal time to engage CMAR (10% to 30% design)

Price components weighting usually 30% or less

Alternative Delivery

# Delivery Approach – Design-Build (D-B)



Design-Build
Two step (RFQ-short list-RFP)
Best value (price and non-price factors)
Guaranteed maximum price (GMP) during design phase
None too little technical requirements
Price weighting usually 25% or less



# Benefits and Challenges

Why select a delivery type



# Potential Benefits of Delivery Types

Design-Bid-Build	Construction Manager @ Risk	Design-Build
<ul style="list-style-type: none"><li>• Quality Based Selection of designer</li><li>• Cost-based selection of general contractor</li><li>• Well-known method (standard)</li><li>• Owner controlled</li><li>• Well defined project (low risk)</li></ul>	<ul style="list-style-type: none"><li>• Quality Based Selection of designer</li><li>• Select Construction Manager on qualifications and price</li><li>• CMAR bids out work</li><li>• CMAR input during design</li><li>• GMP established collaboratively with CMAR</li></ul>	<ul style="list-style-type: none"><li>• Selected on qualifications, cost, and other criteria</li><li>• Single point of responsibility</li><li>• Design efficacy risk is transferred for testing/ warranty period</li><li>• Potential for schedule reduction</li><li>• Collaborative approach for finalizing designs</li><li>• Builder design input</li><li>• Construction pricing negotiated after initial stage</li></ul>

# Potential Challenges of Delivery Types

Design-Bid-Build	Construction Manager @ Risk	Design-Build
<ul style="list-style-type: none"><li>• Final quality of facility is not guaranteed</li><li>• No single point of responsibility</li><li>• Least risk transfer</li><li>• Cost uncertain until bids received</li><li>• Change orders</li><li>• Low bidder</li><li>• No Operations &amp; Maintenance guarantees</li></ul>	<ul style="list-style-type: none"><li>• Final quality of facility is not guaranteed</li><li>• No single point of responsibility</li><li>• Scope &amp; quality must be well defined when GMP is established</li><li>• Extensive coordination required</li><li>• Additional cost of CM</li><li>• No Operations &amp; Maintenance guarantees</li><li>• Additional procurement effort</li></ul>	<ul style="list-style-type: none"><li>• Final design is not known until initial stage is completed</li><li>• Not currently allowed for all types of projects (civil)</li><li>• No design competition</li></ul>

# Method Selection

What to consider when selecting a delivery type

# Method Selection: CMAR

- **Good for projects where**

- Extensive City input is required at the outset, including operations input, and input desired throughout delivery
- Project complexity and/or coordination requirements drive a need to maintain design control
- Anticipated construction cost is greater than \$5M (ideally \$15M)
- CMAR can be secured early in the project design (before 30%) to provide constructability, scheduling, estimating and risk management throughout design

# Method Selection: Design-Build

- **Good for projects where**

- Extensive City input is required at the outset, including operations input
- Heightened project coordination requirements that would benefit from a single point of contact for delivery
- You can wait further into the design process to finalize the construction cost

# For More Information

## Contact

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# Questions?