Design Build for Kentucky Schools

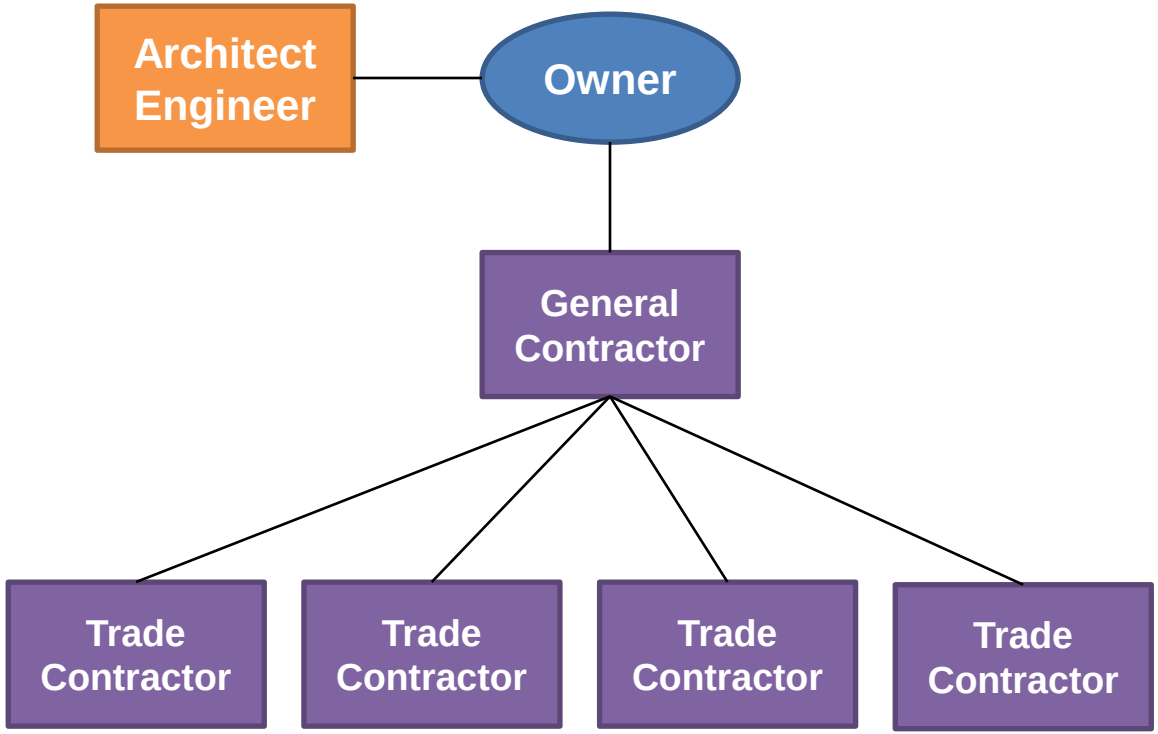
Performance Services

Confidential & Proprietary

Why are we here?

- Two successful guaranteed energy savings (GESC) projects
  - Trusted partner for the district's facilities since 2017
  - Projects on budget and exceeding savings
- Now available to help with renovations, additions, and/or new construction

Current Approach: Design-Bid-Build (Plan/Spec)



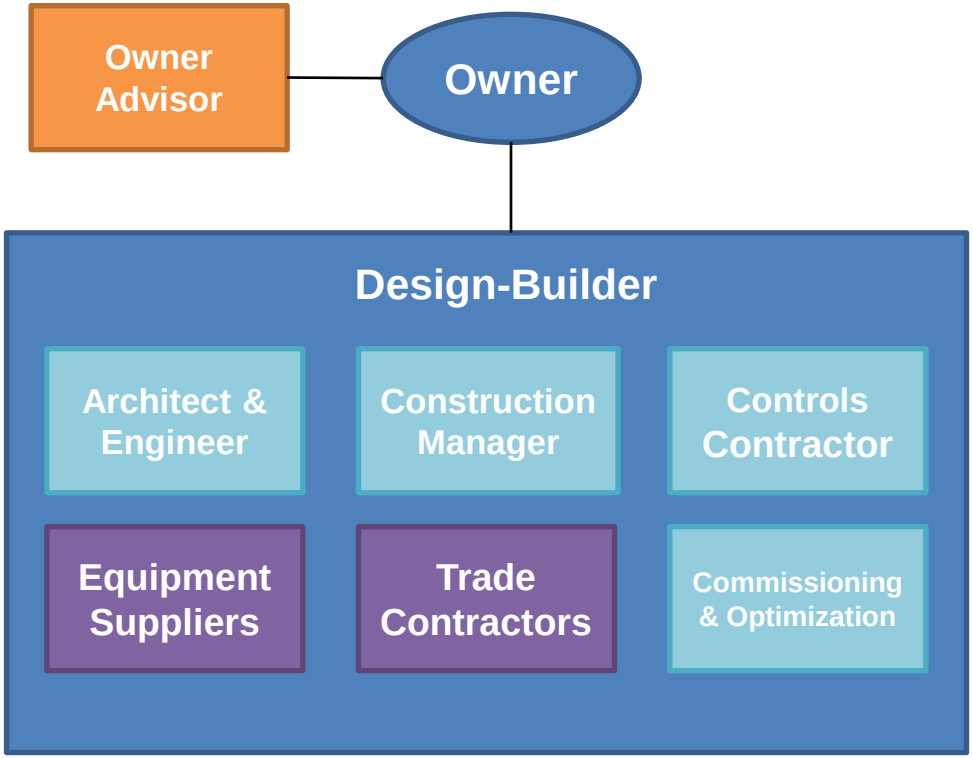
- Low bid selection process
- **Owner is liable for "gaps" in plans & specs via change orders**
- Approach promotes adversarial relationships between GC, Architect, Engineer, & Subs
- Historically most common with public entities
- Requires the Owner to be heavily involved throughout the project

What is Design-Build?

Design-build is an *integrated approach* that delivers design and construction services under **one contract** with a **single point of responsibility** for architectural, engineering design and construction services.

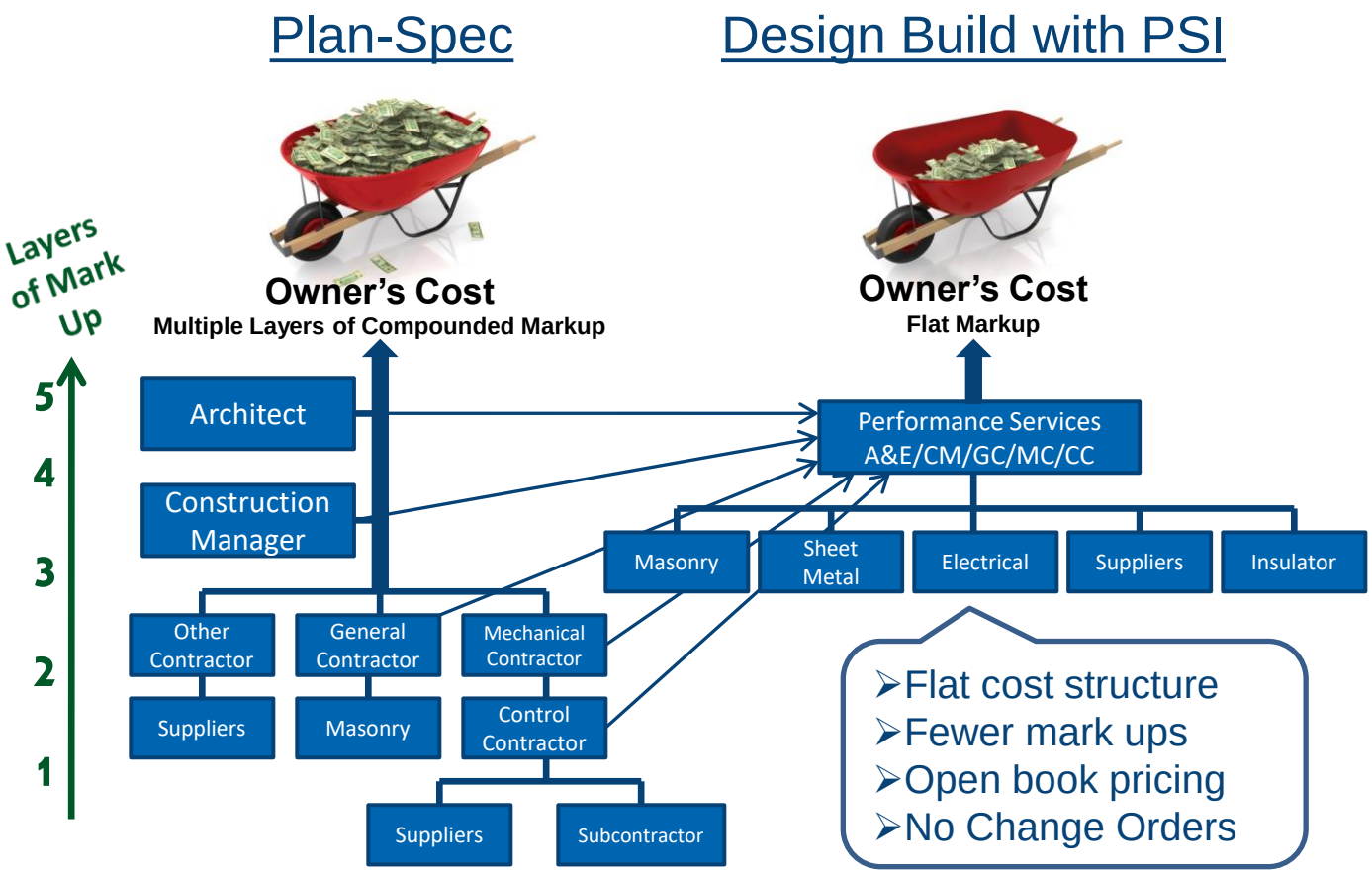
Owners select design-build to achieve **best value** while meeting schedule, cost and quality goals.

Design-Build

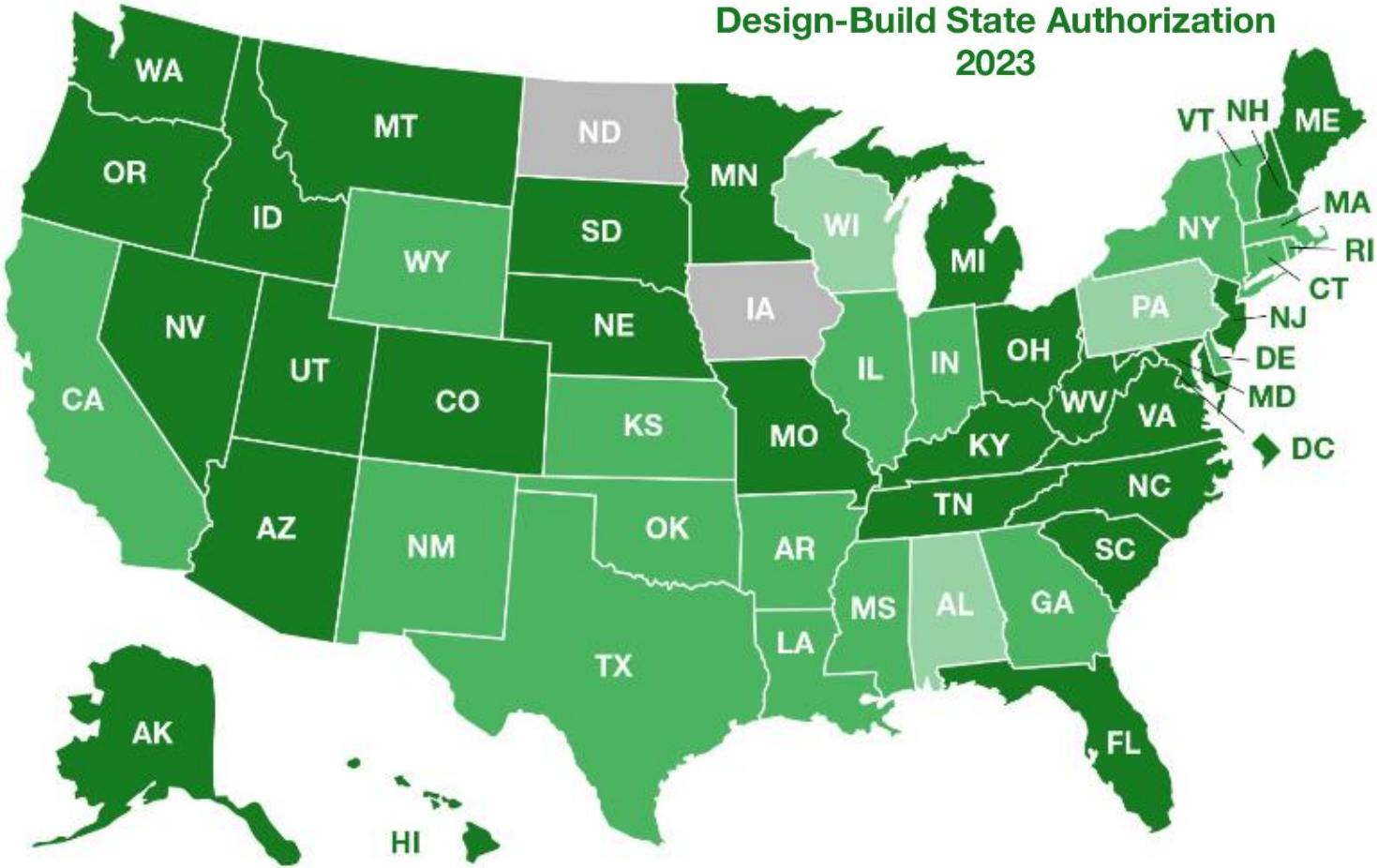


- Risk of construction is transferred from Owner to Design Builder
- "Best value" where **Owner has Control** for selection of team members: A/E (if needed), Trade Contractors, & Equipment
- Design Builder is responsible for "gaps" – <u>No Change Orders</u>
- Optimal for schedule sensitive projects that must be completed on time
- Collaborative <u>Design to Budget</u> process with Owner reduces surprises

Design Build = Faster with Fewer Markups



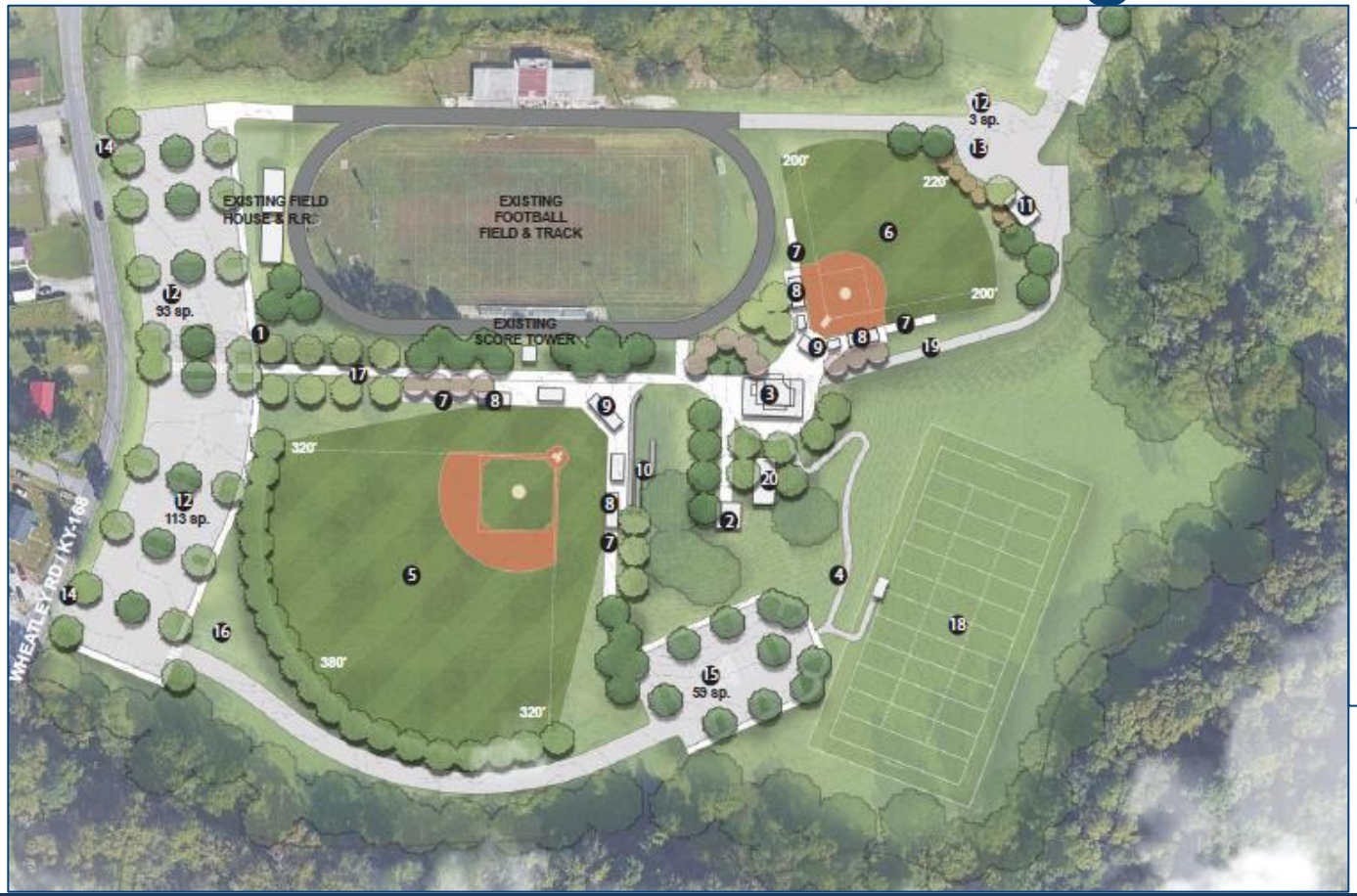
Where is DB being used?



Is Design Build Allowed in KY K12?

- Yes – Allowed by KY law (statutes)
- It is also not prohibited for use by K12 public schools
- Not widely used in KY K12 – Design-Bid-Build (Plan/spec) is just how it’s always been done

Fairview ISD Design Build



LEGEND:

SITE AMENITIES:

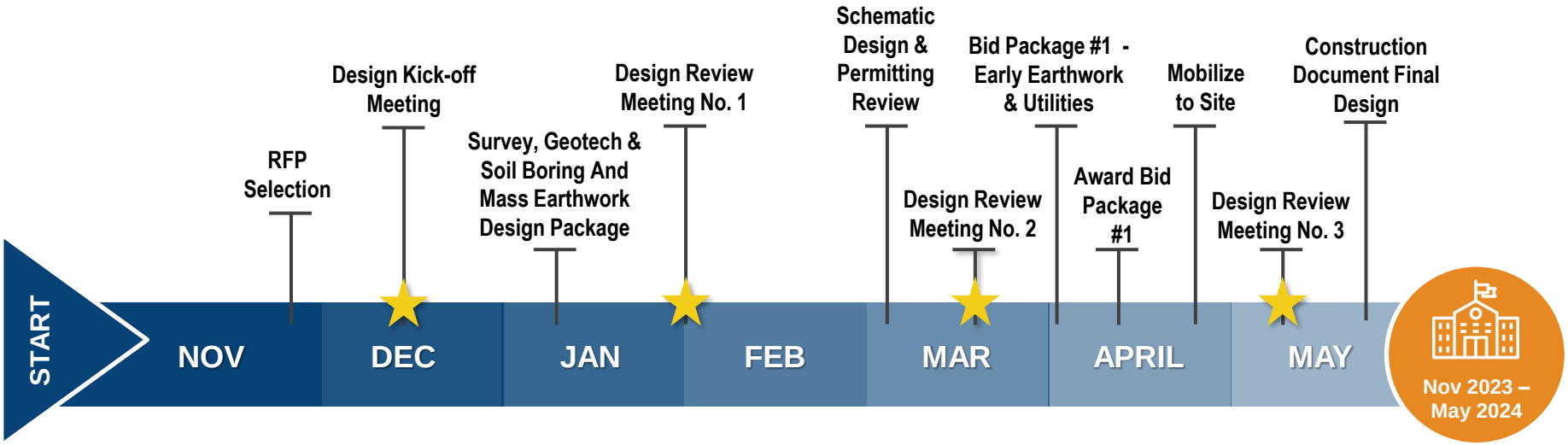
1. NEW ENTRY SIGNAGE
2. EXISTING STORAGE BUILDING
3. PAVILION / RESTROOM /CONCESSIONS
4. PEDESTRIAN ACCESS
5. BASEBALL FIELD
6. SOFTBALL FIELD
7. BULLPENS, TYP.
8. DUGOUTS, TYP.
9. STANDS / SPECTATOR SEATING, TYP.
10. TERRACED SPECTATOR SEATING
11. MAINTENANCE BUILDING
12. PARKING LOT
13. DROP-OFF AREA
14. IMPROVED VEHICULAR ENTRY POINT
15. OVERFLOW PARKING ACCESS
16. STORMWATER DETENTION / WATER QUALITY
17. PEDESTRIAN PROMENADE
18. PRACTICE AREA / FIELD
19. MAINTENANCE ACCESS
20. (2) BATTING CAGES

How is Design Build Procured?

- District issues resolution to use Design Build as a best value alternative construction approach
- District selects Owner Advisor to assist with procurement
- District issues competitive RFP
- Evaluate, score, and select Design Builder
- Commence design with a letter of intent
- Follows typical KDE BG process and AIA contract

Kentucky Department of EDUCATION

Example Interactive Design Process



Interactive design and budget review

Design Build is a Better Construction Process

- Quality, Cost, & Speed with Transparency
- You pick the team to deliver the project within your budget
  - Faster delivery saves costs
  - Flat cost structure = Fewer markups = Lower overall cost
  - Best for schedule sensitive projects that must be completed on time
- No change orders
  - Reduced delays
  - No cost growth
- PSI takes full project accountability
- Owner has control - selects contractors / equipment

Questions?