



# City of Austin Financial Services Department Capital Contracting

Your valuable partner in  
Capital Project  
Delivery

## DESIGN BUILD

### 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
		<b>Max Points</b>
<b>Step One (1)</b>		
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)(3% of total maximum points 170; vary based upon Local Business Presence points)	5.10
<b>Step One (1) Subtotal</b>		<b>115.10</b>
<b>Step Two (2)</b> <i>(Required only for shortlisted Offerors)</i>		
13	Proposed Fees	30
14	Presentation/Interview (mandatory)	30
<b>Step Two (2) Subtotal</b>		<b>60</b>
<b>Maximum Possible Points, including presentation/interview</b>		<b>175.10</b>

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