

DESIGN-BUILD



A Smarter Way to Build New York's Infrastructure



The BQE consists of 21 bridges including a unique triple cantilever structure. This portion of the highway carries a daily traffic volume of 140,000 vehicles.

Design-Build:

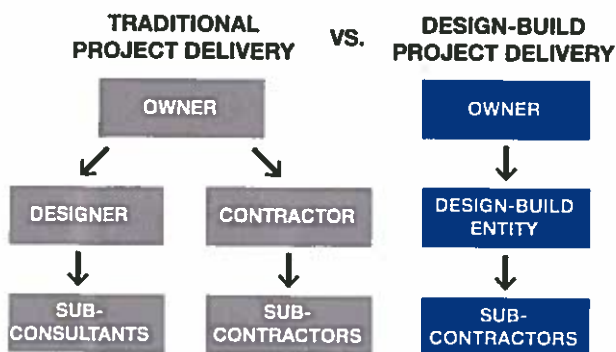
- Lower cost and better value for taxpayer dollars.
- More innovative, higher quality projects.
- Significantly faster completion time.
- Puts people to work faster.
- Reduces contractor claims and costly litigation.
- Meets budget constraints.
- Decreased administrative burden.

Design-Build Basics

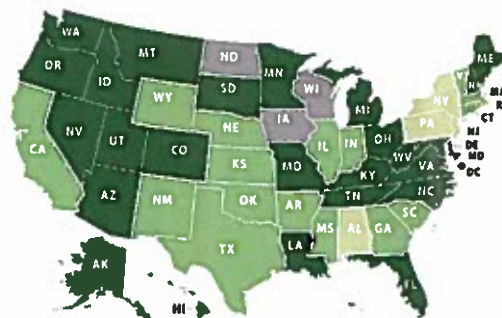
- Cost savings are achieved by avoiding cost escalations through an accelerated project delivery timetable, a reduction in change orders, and innovations that come from collaborative work between the design and construction team.
- Method of project delivery in which one entity works under a single contract to provide design and construction services.
- Successfully delivers buildings, schools, stadiums, transportation and water infrastructure projects as well as other large infrastructure projects with superior results.
- Collaborative project management means faster delivery with fewer problems.
- Using design-build achieves a 15-20% time savings over the traditional design-bid-build process, which is usually 12 to 24 months.
- In 2013, design-build was used in more than half of all US construction projects with budgets of over \$10 million.

Design-Build is now the delivery method of choice in nearly 40% of non-residential projects nationwide.

All states now permit design-build to be used for public projects, according to the Design-Build Institute of America.



- Design-build is limited to one political subdivision, agency or project
- Design-build is a limited option
- Design-build is widely permitted
- Design-build is permitted by all agencies for all types of design and construction



Enact Design-Build Authorization for New York City

The City of New York is seeking the authority to utilize Design-Build as a project delivery alternative for eight critical projects. Legislation has been introduced by Assemblyman Benedetto and Senators Lanza and Golden (A.8134/S.6427). This authorization would provide the same benefits and cost savings to New York City that New York State has realized on its projects, including the Tappan Zee and Kosciuszko Bridge.

Design-Build contracts would be subject to applicable federal, state, and local requirements for disadvantaged business enterprises and minority and women-owned business enterprises. The Mayor recently announced the following MWBE commitments: Setting a Citywide goal of 30%; the Creation of the Mayor's Office of MWBE and interest rate contract financing in the state of 3% up to \$500,000 per loan. The use of Design-Build as a project delivery method will allow the City to complete more projects, increasing opportunities for MWBE firms. The City proposal includes Project Labor Agreements (PLAs) for all projects utilizing Design-Build. The City has reaffirmed its citywide PLA and NYCHA and HHC have signed PLAs. The Citywide PLA is in effect through December 31, 2018.

Potential Cost Savings from Design-Build

With the use of Design-Build, New York City estimates potential savings of approximately \$158 million on projects with a total cost of approximately \$2.5 billion.

Project	Budgeted Cost	Est. Savings of 6%
BQE-Atlantic to Sands	\$1.89 billion	\$113.4 million
Rodman's Neck Training Facility	\$275 million	\$16.5 million
Crossroads Youth Facility	\$129 million	\$7.7 million
Horizons Adolescent Facility	\$170 million	\$10.2 million
New NYPD Precinct-SE Queens	\$70 million	\$4.2 million
Staten Island Ferry Resiliency	\$25 million	\$1.5 million
Pelham Parkway Bridge	\$54.5 million	\$3.3 million
Elmhurst Hospital ER Renovation	\$20 million	\$1.2 million

Design-Build in New York

- To date, agencies such as Port Authority, NYSDOT and the State Thruway Authority have used design-build on more than 30 projects including:
 - Tappan Zee Bridge
 - Kosciuszko Bridge
 - Long Island Rail Road
 - Rehabilitation of Atlantic Ave. Viaduct
 - Goethals Bridge



New York State is using a Design-Build contract for the Tappan Zee Bridge rebuild.

18 months

DB contracts in NYS have shown an average delivery acceleration of 18 months, compared to traditional design-bid-build.

Example Project Timeline

