

Design-Build Delivery

A look into the future of construction



AUSLAND

GROUP

DESIGN + CONSTRUCTION

By:

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April 9, 2024

OUR PRESENTERS



Kelsy Ausland, PE, DBIA

- President of Ausland Group
 - Accredited Design-Build Professional
 - Leader in Design-Build Project Delivery
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Aaron Ausland, CEO, CCM

- CEO of Ausland Group
- Certified Construction Manager
- Leader in Design-Build Project Delivery



AGENDA

The Move to Integration

Ausland's Design-Build Model

Case Studies

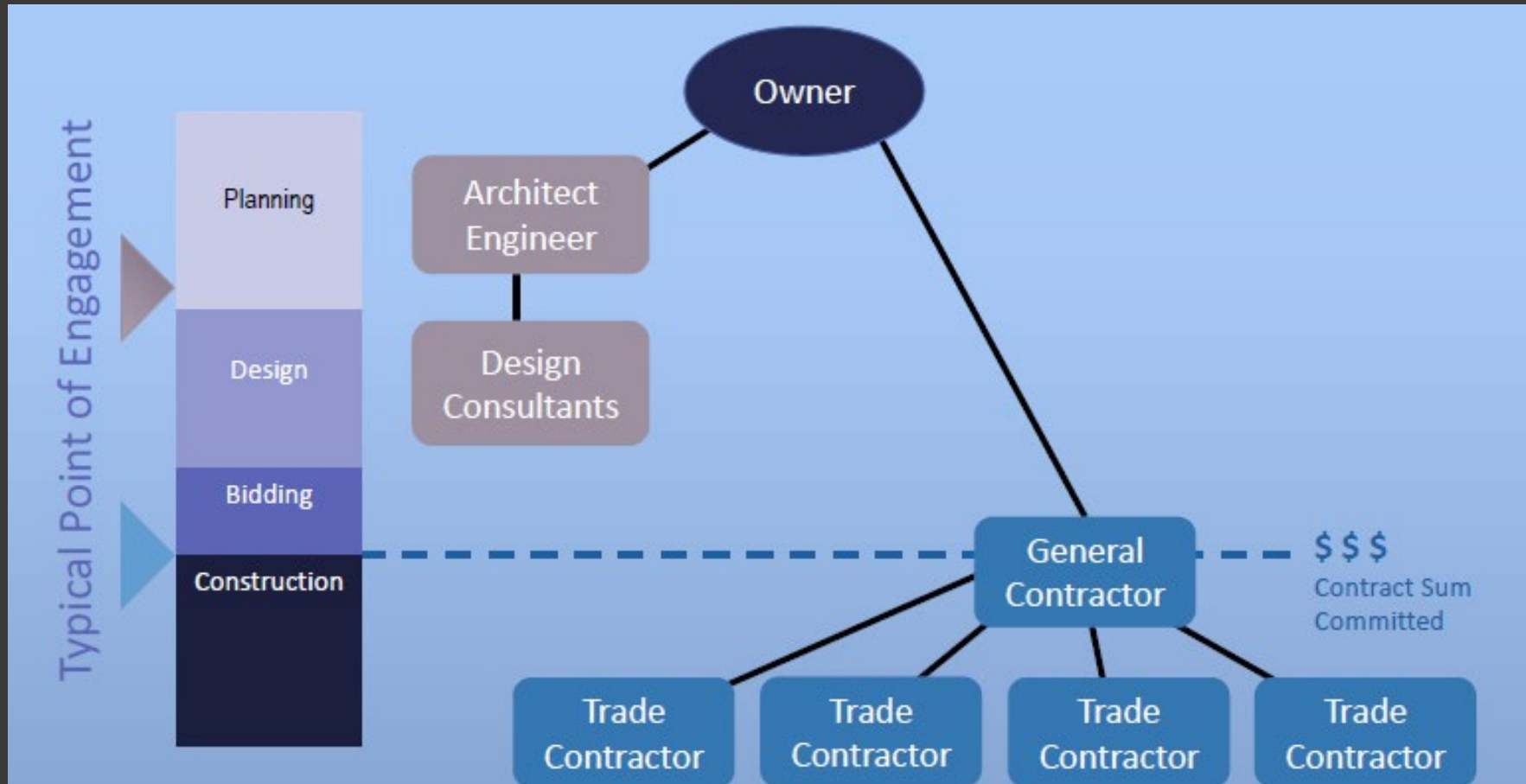
- Western Oregon University
- Oregon Military Armory Projects
- Yreka Carnegie Library Renovation

Next Steps

THE MOVE TO INTEGRATION

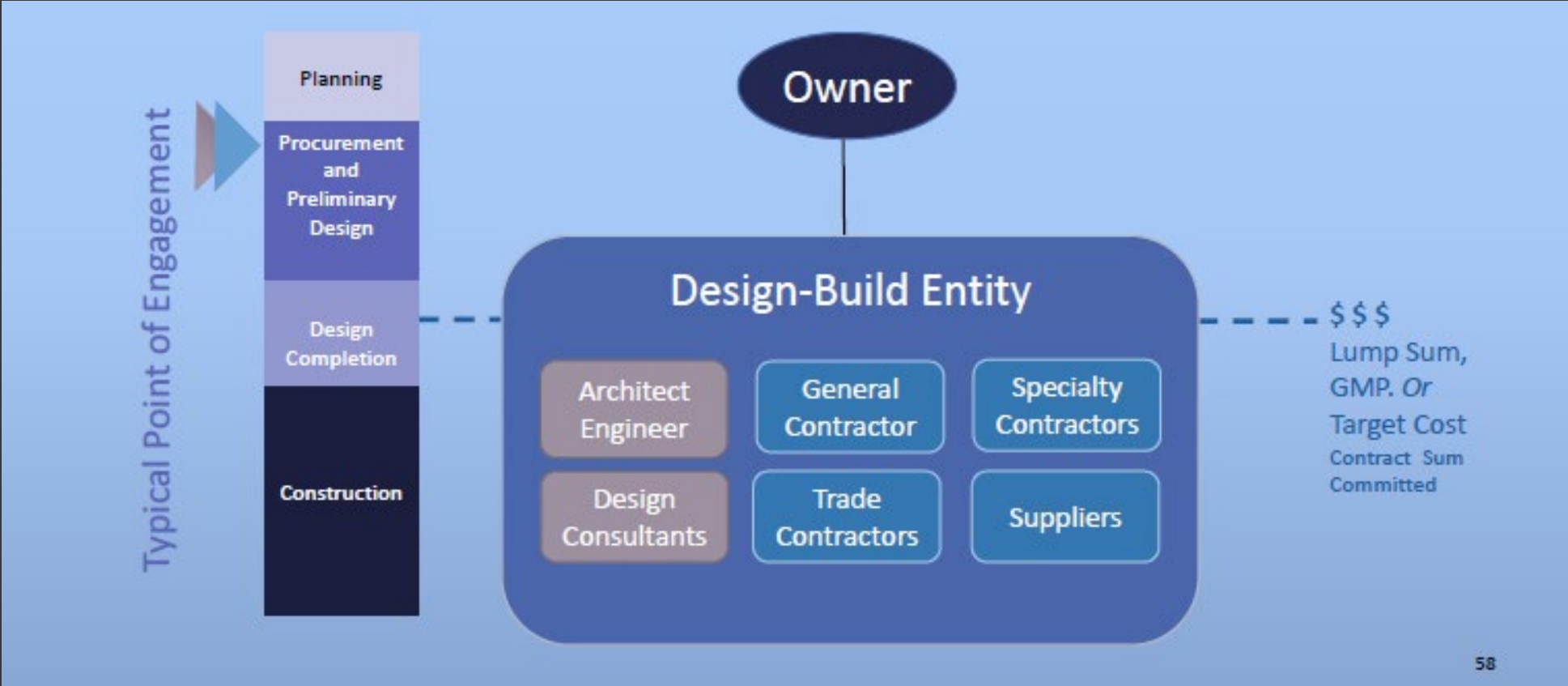
Traditional Project Delivery

“Design – Bid – Build”



Moving to Integration

“Design-Build”



Problems with the “old way”:

- ✓ Late to secure pricing leads to **budget overruns and price uncertainty**.
- ✓ **Owner assumes risk** associated with the completeness of design.
- ✓ **Change orders** are issued to owner for gaps in design documents.
- ✓ Project schedules are extended and **delayed**
- ✓ The design **lacks the insight** of the builder to inform efficiency, cost, & logistics.

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The status quo is inefficient and adversarial.

Advantages of Integration

- ✓ Predictability of Price
- ✓ Team member accountability
- ✓ Improve project relationships
- ✓ Increased certainty of outcomes
- ✓ Less risk for owners
- ✓ Faster Delivery



Penn State Study (1999)

Design-Build over the traditional model resulted in:

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- ✓ **12% faster construction delivery**
- ✓ **33% faster overall project delivery**
- ✓ **Exceeded quality expectations on all levels**

The Future of Design-Build

Currently Design-Build represents 40% of all non-residential construction.

Expected to make up over **50% of market by 2026.**

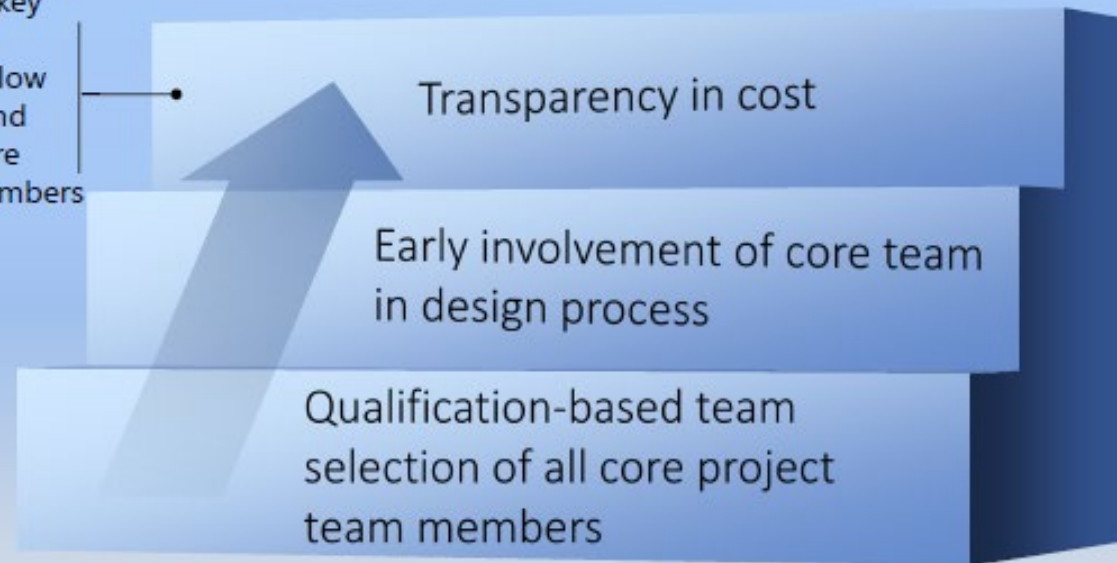


AUSLAND'S DESIGN-BUILD MODEL

Forming an Integrated Team

STRATEGIES TO MAXIMIZE INTEGRATION AND GROUP COHESION

- Open book accounting by primary contractors and key specialty trades
- Contracts that allow for shared risk and reward for all core project team members



Forming an Integrated Team

**Integrated
Team**

Our Team

Architecture

**Integrated
Team**

Our Team

Architecture

Planning

Construction
Management

**Integrated
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Our Team

Architecture

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Civil
Engineering

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**Integrated
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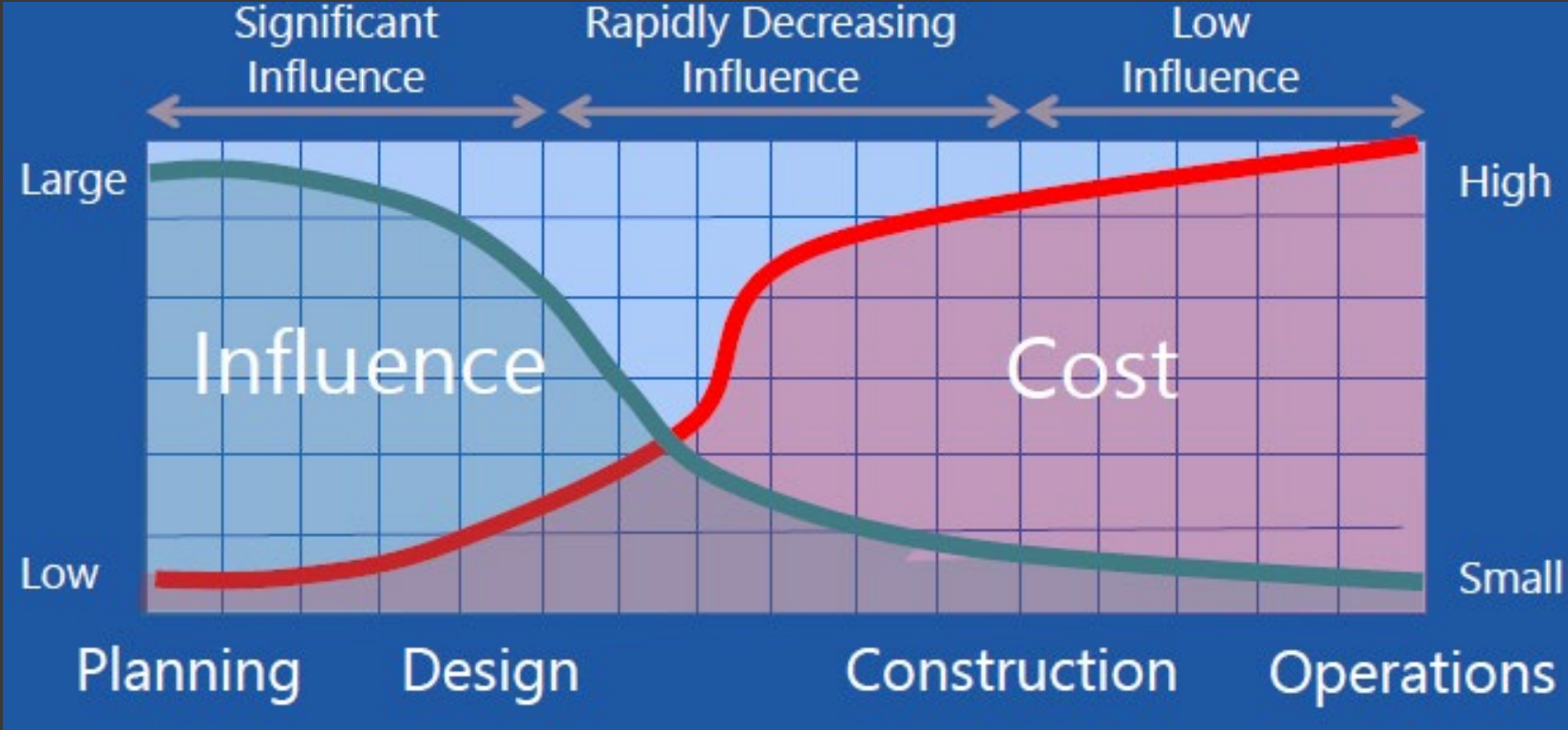
**Integrated
Team**

Structural
Engineering

Outside
Specialists

Skilled
Tradepersons

Influence Project Cost Early



Fast Tracking Saves Time & Money



CASE STUDIES

#1 Western Oregon University

Vick Building – Occupational Therapy Program Remodel

THE NEED:

WOU received limited funding to start an Occupational Therapy Program in Salem.

- ✓ Required a facility to be open for September 2024.
- ✓ Limited facilities staff to manage design and construction projects.
- ✓ Fear of budget overruns from past projects delivered the traditional model.



Western Oregon University

THE SOLUTION:

- ✓ WOU performed feasibility study in Summer of 2023.
- ✓ Hired Ausland to turn-key design-build process to:
 - ✓ Deliver on the programmatic requirements for the OT program within existing building (13,800 sf)
 - ✓ Limit spending to \$2 Million budget
 - ✓ Complete project by September 2024 (12 months)



Western Oregon University

RESULTS:

- ✓ Overlapping design-construction process to expedite delivery.
- ✓ Early locking in of prices on key items, remainder designed per the budget.
- ✓ Project being delivered at \$117 per square foot, less than the average for Oregon University system.
- ✓ WOU staff says taking 50% less time to manage.



#2 Oregon Military Department



Grants Pass - \$6 Million



Salem - \$17 Million



Ashland - \$6 Million

Oregon Military Department

THE NEED:

Upgrade facilities throughout the State using multitude of funding sources for different project components.

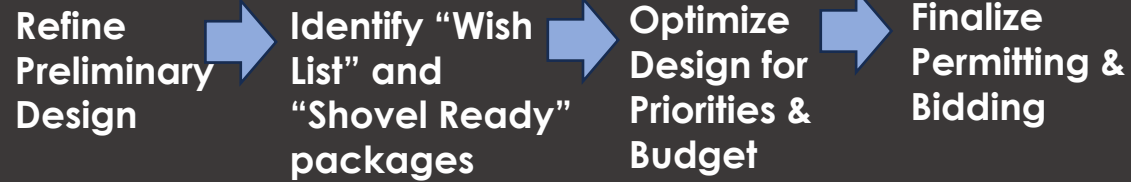
- ✓ Cost overruns are not an option, no additional funds.
- ✓ Desire for creative solutions to deliver most “bang for buck.”
- ✓ Requirement for contractors to be highly adaptable to logistical requirements of on-going operations.

Example Process

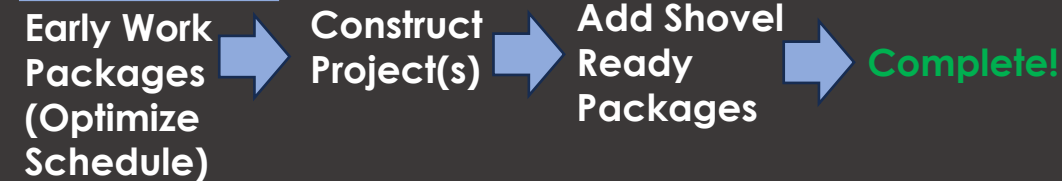
Team Selection



Design



Construction



Example Project Criteria

"MISSION CRITICAL"		
Project Component	Description	Priority
Budget	Facility must be completed and useable for the prescribed budget.	1
Code Compliance	Upgrade building systems, Facility and Site to comply with current building codes, ADA and any other applicable codes..	2
SEED	Facility must comply with Oregon SEED Requirements.	3
Regulated (Hazardous) Building Materials Abatement/Remediation	Remove and replace all Regulated (Hazardous) building materials in the facility including but not limited to: lead dust, lead paint and asbestos containing products.	4
Green Energy	ORS 279C.527 mandates that Green Building be incorporated into this Project.	5
Thermal Performance	Provide for maintenance and modernization measures including building insulation, window replacement (w/ hurricane rated windows), , utility line repairs, as well as energy conservation measures in support of the Net Zero Ready.	6
Comply with the Electrification Implementation Policy	Replace the natural gas HVAC units with electrical units and add cooling to Administration Areas.	7
Backup Power Supply	Install a backup power supply with Automatic Switch gear to service up to 35% of the facility's electrical load	8
Seismic Resistance	Increase the building's ability to survive a seismic event, pathways of tenants to safely exit the facility	9
SIPRNET Room	Build Secure Internet Protocol Router Network room	10

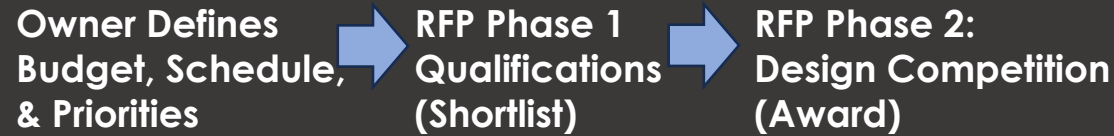
"HIGHLY DESIRABLE"		
Project Component	Description	Priority
Remodel/Construct Restroom and Shower Facilities	Remodel existing restrooms to incorporate ADA requirements as needed	1
Reconfigure Administrative and Classroom Space	Add/alter the administrative and classroom space and provide new furniture, fixtures and equipment to accommodate tenant needs.	2
Access Control	Add keyless access /card reader technology	3
Upgrade Utilities	Evaluate and repair/upgrade as needed.	4
Add Electrical outlets	Add electrical outlets to accommodate current and anticipated future needs	5
Upgrade IT and ESSSystems	Upgrade the existing facility's telecom and data lines to accommodate tenant needs	6
Kitchen Remodel	Add/alter the kitchen space to commercial kitchen requirements and accommodate tenant needs.	7

100% PROJECT COMPONENTS ACCOMPLISHED

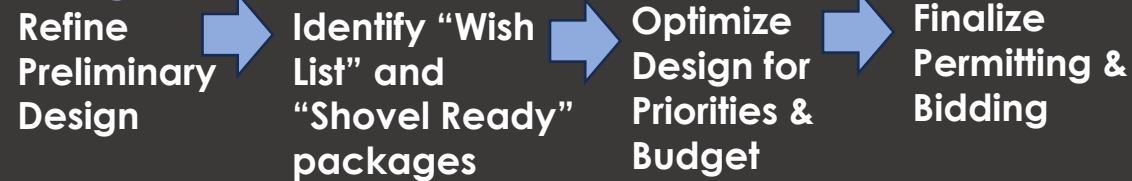
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Example Process – Type 2

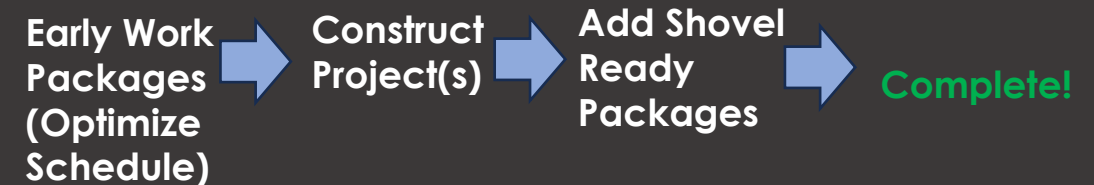
Team Selection



Design



Construction



Oregon Military Department

THE RESULTS:

- ✓ Projects guaranteed to be delivered on-budget.
- ✓ Owner benefits from designers and contractors working together to deliver the best value, aligned as one team.
- ✓ Ability to create **shovel ready packages** to capitalize on additional funding that comes in.

#3 Yreka Carnegie Library

THE NEED:

Siskiyou County Economic Development Council is leading the rehabilitation of the historic Carnegie Library.

- ✓ Vision for the project grew as fundraising became successful.
- ✓ ORW Architecture provided, but integrated team required to design the final details of the project to the budget and historic restoration requirements.



#3 YREKA CARNEGIE LIBRARY

THE SOLUTION:

- ✓ Integrated team facilitated project came in under-budget allowing for wish-list items.
- ✓ Fast-design changes made possible with integrated team.
- ✓ Development of new project additions being presented to grant agencies.
- ✓ Construction in-progress.



NEXT STEPS

Taking Your Agency Design-Build

- Organization needs to be ready for trust-based collaboration
- Several key steps to follow in ORS for public procurement
- Design-Build Institute of America excellent resource

