



February 20, 2014

TO: Members of the Board of Trustees

FROM: Richard D. Gray
Executive Vice President for Administration and Chief Financial Officer

Mun Y. Choi
Provost and Executive Vice President for Academic Affairs

RE: Authorization for Design-Build Project Delivery Method

RECOMMENDATION:

That the Board of Trustees approve the use of the design-build project delivery method for the new STEM Residence Hall and the Honors Residence Hall. Both facilities will support the increased undergraduate enrollment envisaged by Next Generation Connecticut. The residence hall projects meet criteria for use of the design-build delivery method including 1) the acceleration of construction in support of the University desire to construct new Next Generation CT student housing as quickly as possible, and 2) the simple design requirements and programmatic needs of a residence hall.

Each project will engage a bridging architect and a cost estimator to prepare documents for solicitation of design-builders. The bridging architect for the STEM Residence Hall has been engaged and the intent is to solicit for a design-builder in Spring 2014, commence construction by late Fall 2014 and occupy the residence hall in Summer 2016. A bridging architect will be selected for the Honors Residence Hall to assist with verification of program and site selection and if the findings are not consistent with the criteria for the design-build delivery method, the project will revert to the traditional design-bid-build.

BACKGROUND:

On June 25, 2013 Governor Malloy signed Public Act 13-177, authorizing the University to use the design-build method to deliver construction projects. Under the design-build project delivery method, a single entity is responsible for both the project's design and its construction.

Under appropriate circumstances, the design-build method has the potential to accelerate construction and reduce costs compared to the more traditional design-bid-build method of

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project delivery. The method is most effective when the owner (here, the University) requires limited control over the design. As such, the design-build method is most suitable for projects with simple design requirements and programmatic needs, such as residence halls and parking garages. Therefore, when deciding whether to use the design-build method for a particular project, key considerations should be the impact on schedule and cost, as well as the project's complexity.

Planning, Architectural and Engineering Services (PAES) is in the process of formulating policies and procedures, in coordination with Capital Projects and Contract Administration (CPCA), to support the design-build delivery method. The policies and procedures will be brought to CMOC for consideration and comments, with a subsequent submission for approval. If and when approved, the policies and procedures would be incorporated into the PAES Policies and Procedures Manual.