

The Portland Building Reconstruction



Fair Contracting Forum

January 28, 2016



The Portland Building Directive

Maximum
\$195,000,000



Complete no later than
2020



Project Parameters

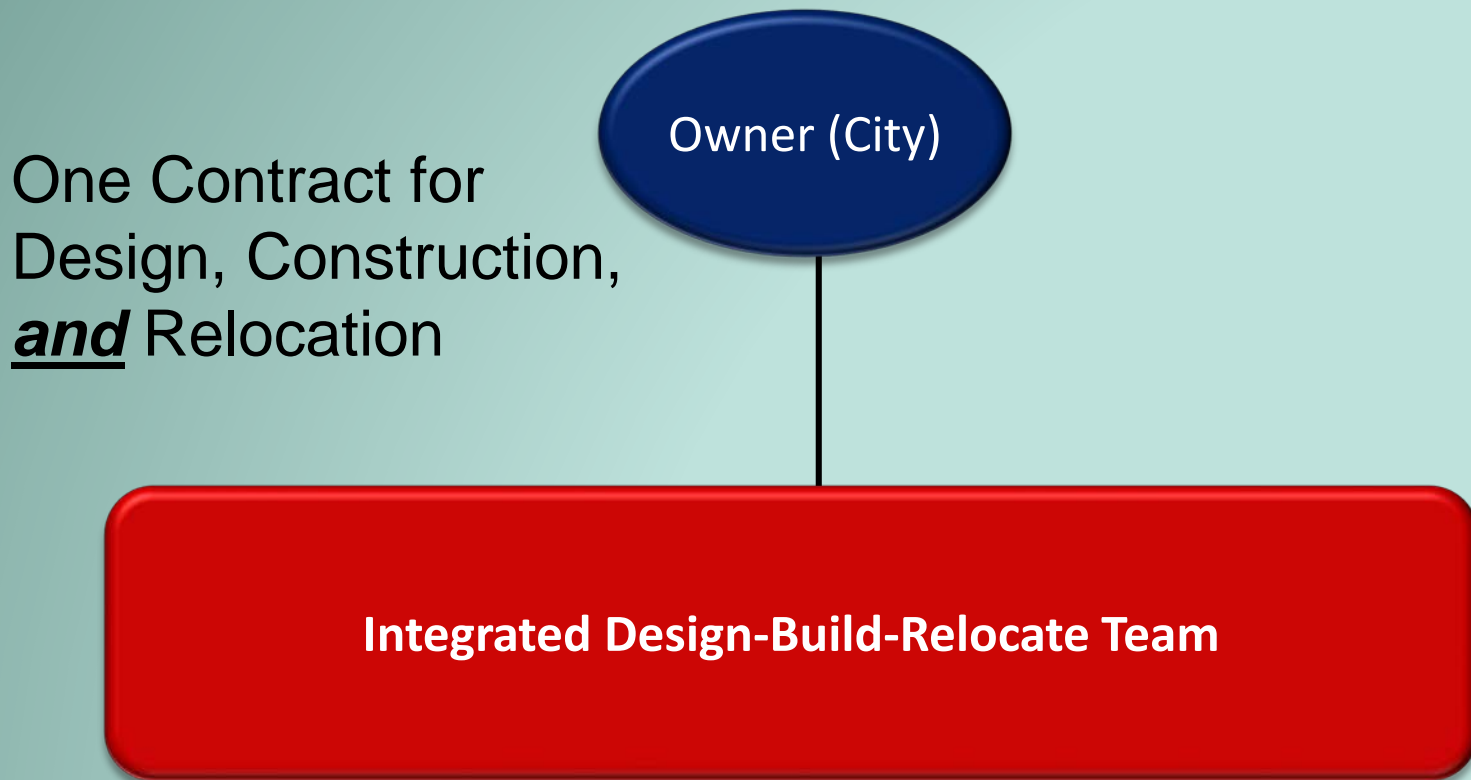
- Historic preservation
- Seismic upgrade
- Envelope replacement
- System replacement
- LEED gold or better
- Office modernization tenant improvements
- Relocation/temporary moves

Contracting Method

Progressive Design-Build-Relocate

Utilization of IPD methods

What is Progressive Design-Build-Relocate?

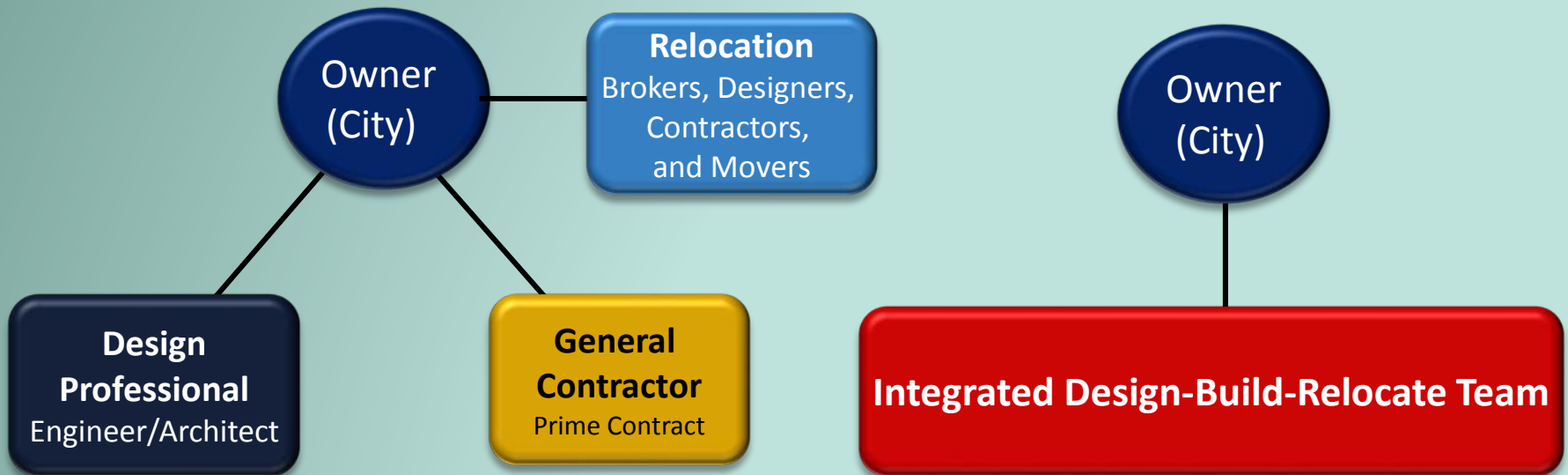


Comparison to Traditional Low Bid

Traditional
Design-Bid-Build

Vs.

Progressive Design-
Build-Relocate



Integrated Project Team

- The ability to operate & perform effectively on an Integrated Team is NOT automatic ... and not for everyone
- Not every Architect, Contractor, Engineer, or Owner has what it takes
- Effective Progressive Design-Build project participants possess Unique Talents



“Just because you can read music doesn’t mean you can play jazz.”

Integrated Project Team



- Fully engaged from Day 1
- Operates from a 100% - 0% attitude
- Listens for what serves the project
- Facilitative leadership
- Healthy Conflict leads to Commitment
- Operates in an Environment of TRUST
- Communication, Full Disclosure & Transparency
- Interdisciplinary Fluency

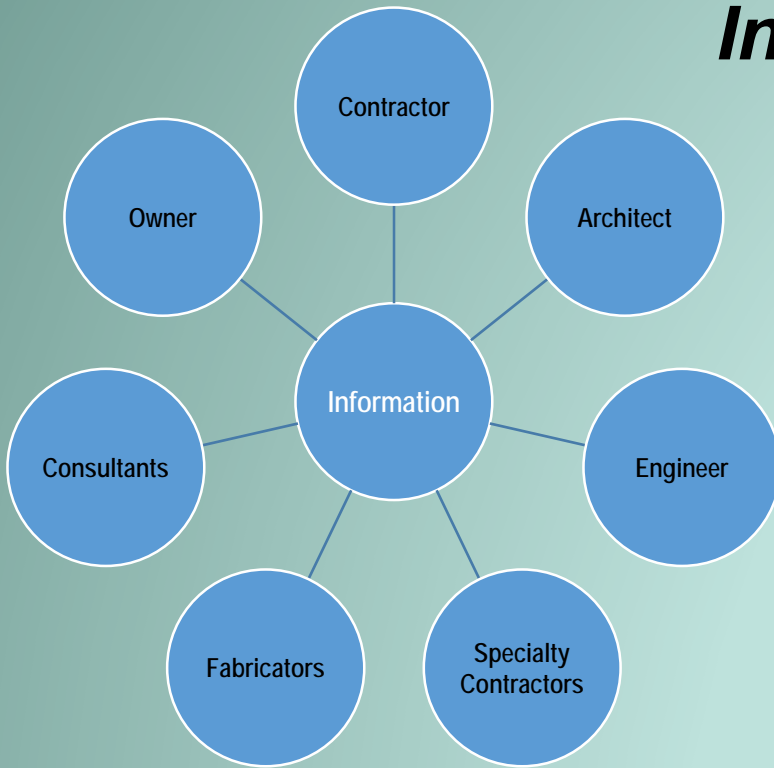
***Focus on Solving the Problem
Not on Protecting Your Position***

Design-Build Necessities

Communication

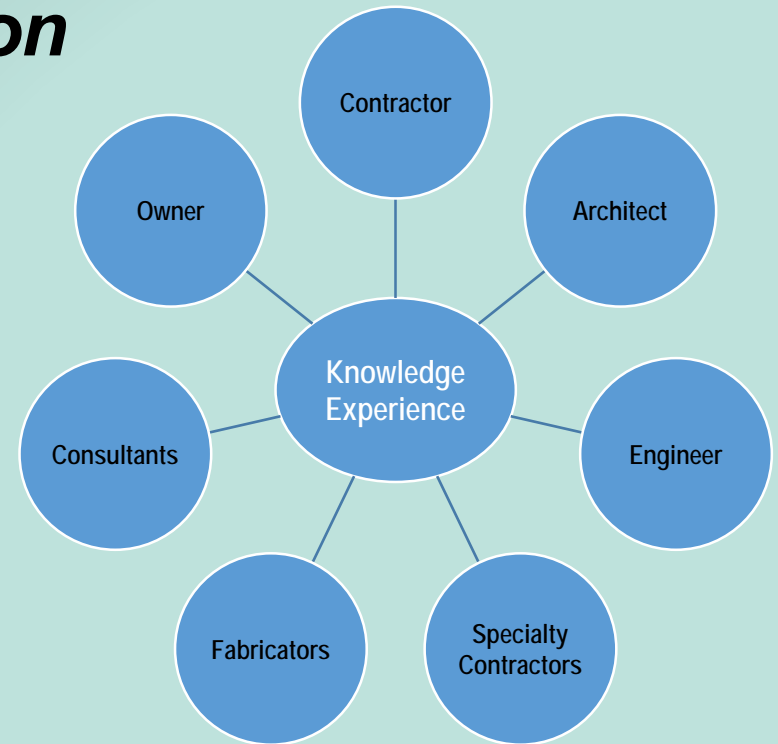
Collaboration

Integration



Collaboration

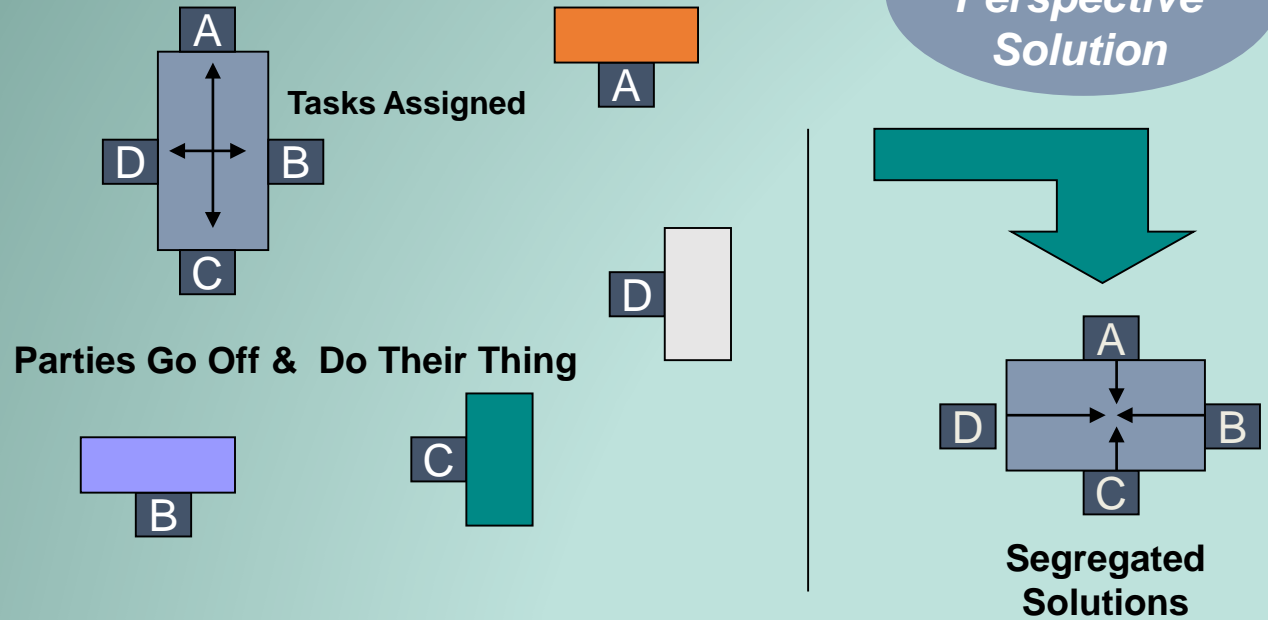
To work together



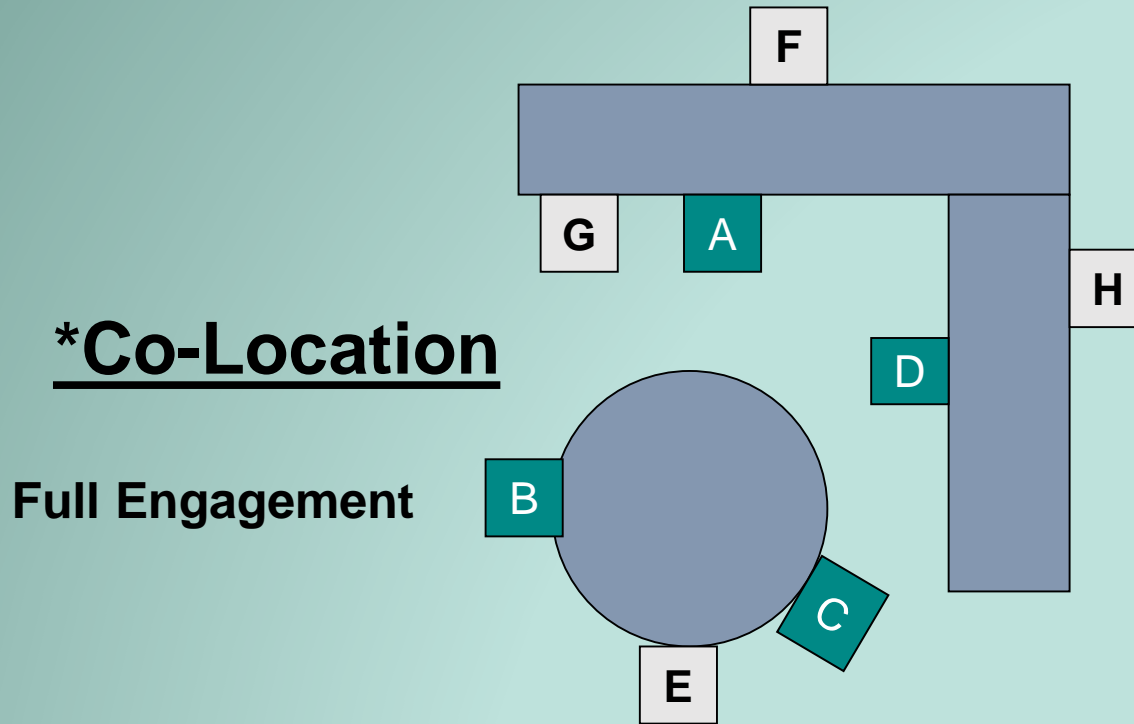
Integration

To blend together into a whole

Typical Collaboration

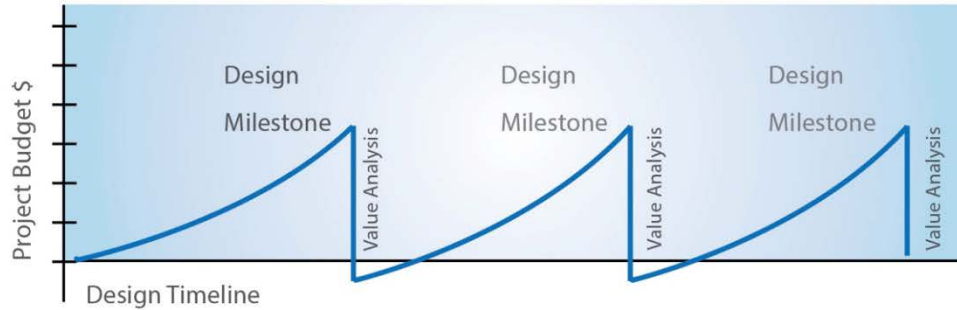


Integrated Collaboration



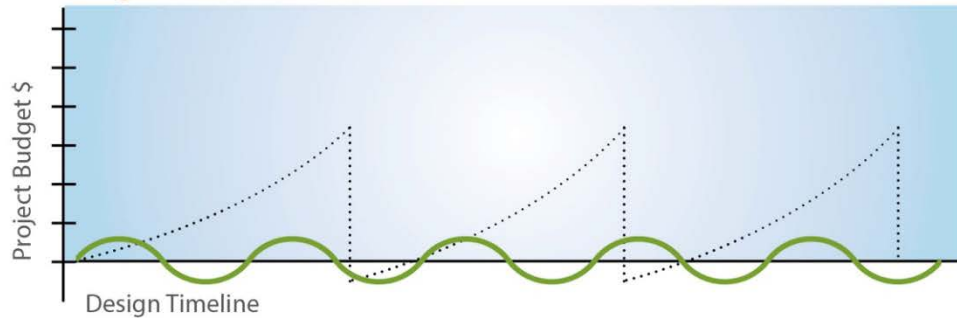
Target Value Design

Traditional Preconstruction Support Model - Old School



- Wide swings in costing
- Low confidence
- Painful VE process
- Extremely wasteful

Integrated Model - New School



- Eliminates redesign
- Predictable cash flow
- Less volatile costing
- Stability and confidence
- Improved team experience

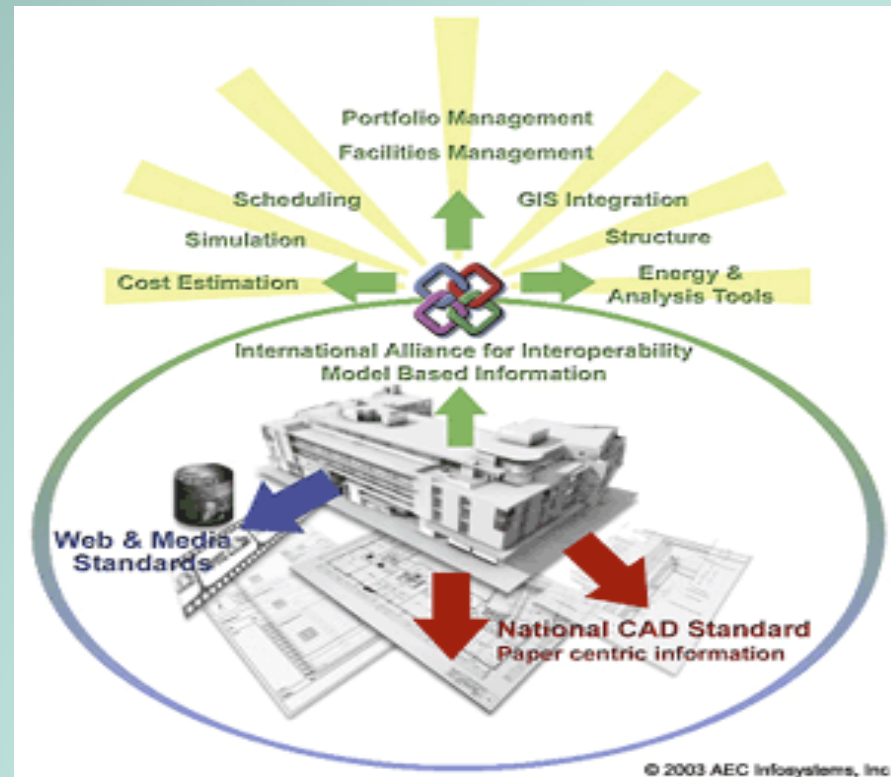
Design-Build Integration Tools

BIM

Building

Information

Modeling

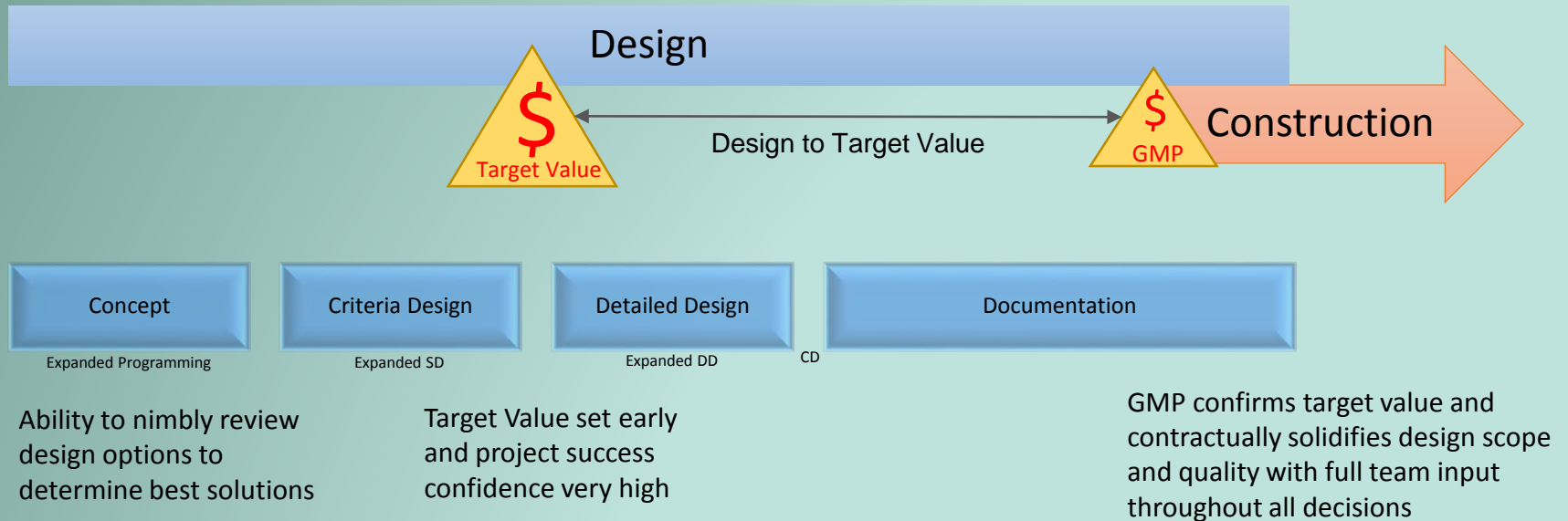


Progressive Design-Build-Relocate Selection Process

- Collaborative team onboard at start



Benefits of Progressive Design-Build



Why include relocation?

- Potential cost savings in ability to reduce lease costs.
- Ability to consider options for keeping employees in the building during construction.
- Clear coordination of timing and requirements for moves in and out of the building.
- Ability to learn from and leverage the temporary moves for the betterment of the project.

Meeting City MWESB Goals

- The progressive design-build-relocate RFP will include MWESB goals for design and construction work.
- The RFP will include workforce requirements for apprentices and goals for women and persons of color.
- Specific approaches will be developed with the help of the Owner's Representative.
- Proposal for 1% for community opportunities, enhancements and benefits will include funding to support subcontracting and workforce goals as well as considerations for the vendors.

Future Opportunities

February 12, 2016

Outreach event at OAME 9am – 11am

March 2016

RFP Scheduled to be released

Summer 2016

DBR contract authorized and work to begin

2017 - 2020

DBR to solicit for additional team members, subs, etc.