Design Build of America: Success Stories from the Trenches

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SMRT Experience
- 20 Projects
- Valued at $200 Million +
- 9 Contractors
- 5 Corrections Projects
  (about $125M of the total)

SMRT’s Overall View
Overall it has been an excellent experience, and for the most part, profitable. All depends on working with good people.

Advantages from A/E Point of View
- Reduced Risk for A/E
- Contractor input upfront
- No adversarial relationship with contractor
- Flexibility to generate fast solutions

Disadvantages from A/E Point of View
- High risk on some projects due to upfront expense
- Fast moving challenges staff
- New mindset for many staff
- Fast track packages risk lack of coordination

Advantages from Owner Point of View
- Faster Delivery
- Single Contract and Responsibility
- Early Guaranteed Maximum Price, “GMP”
Disadvantages from Owner Point of View

- Limited Design Control by Owner
- A&E team not independent
  [can be modified]
- Price Competition Can Affect Quality

3-Part Selection Process

- Shortlist based on Qualifications
- Score Design Submissions
- Open Price Proposals

No Single Process

Commonwealth of Massachusetts DCAM
(Division of Capital Asset Management)

- 80% Site and Permitted
- Selective DD Package which includes:
  - Exterior finish, structural system, and electrical
  - Defines quality without saying how
  - Definitive plans
  - Mechanical performance
- A creative process to create best value for owner
- 8 Weeks to respond to RFP
- 6 Months total design time after selection

Representative Projects

- Barnstable County Jail
  - Northern NH Correctional Facility
- 280 Fore Street Office Building
- Cumberland Avenue Parking Garage
- Olin Microelectronics
- Fairchild Semiconductor Building 17A
Representative Projects

- Harold & Bibby Alfond Youth Recreation Center
- Skowhegan Army Readiness Center

Testimonials

“The project was completed to our satisfaction thanks to the diligence and skills of SMRT professionals and the contractor.”

- Sheriff James Cummings
Barnstable County Jail Project (DCAM)

Testimonials

“The key to the success of the project was due to constant communication.... it is the daily contact with all teams that made this project a smooth execution and truly a success.”

- Dr. Peidong Wang, VP of Process Technology
Ahura Corporation