UW's Integrated Design Build Delivery Model: 101 for Architects

Architect Informational Meeting: March 28, 2025

Denny Hall 1895

Hans Rosling Center 2020

UNIVERSITY of WASHINGTON

Today's Discussion

Stewarding the Campus Environment	About the University of Washington Design Excellence Capital Planning Investments
Approach to Project Delivery	UW's Governance Structure Determining the Delivery Method Benefit of Integrated Design Build
The Integrated Design Build Contract	Phases of Development Risk Reward Incentives Partner Solicitation Process
Q&A Additional Resources	Questions? University References Industry References & Trainings

A Little About Us

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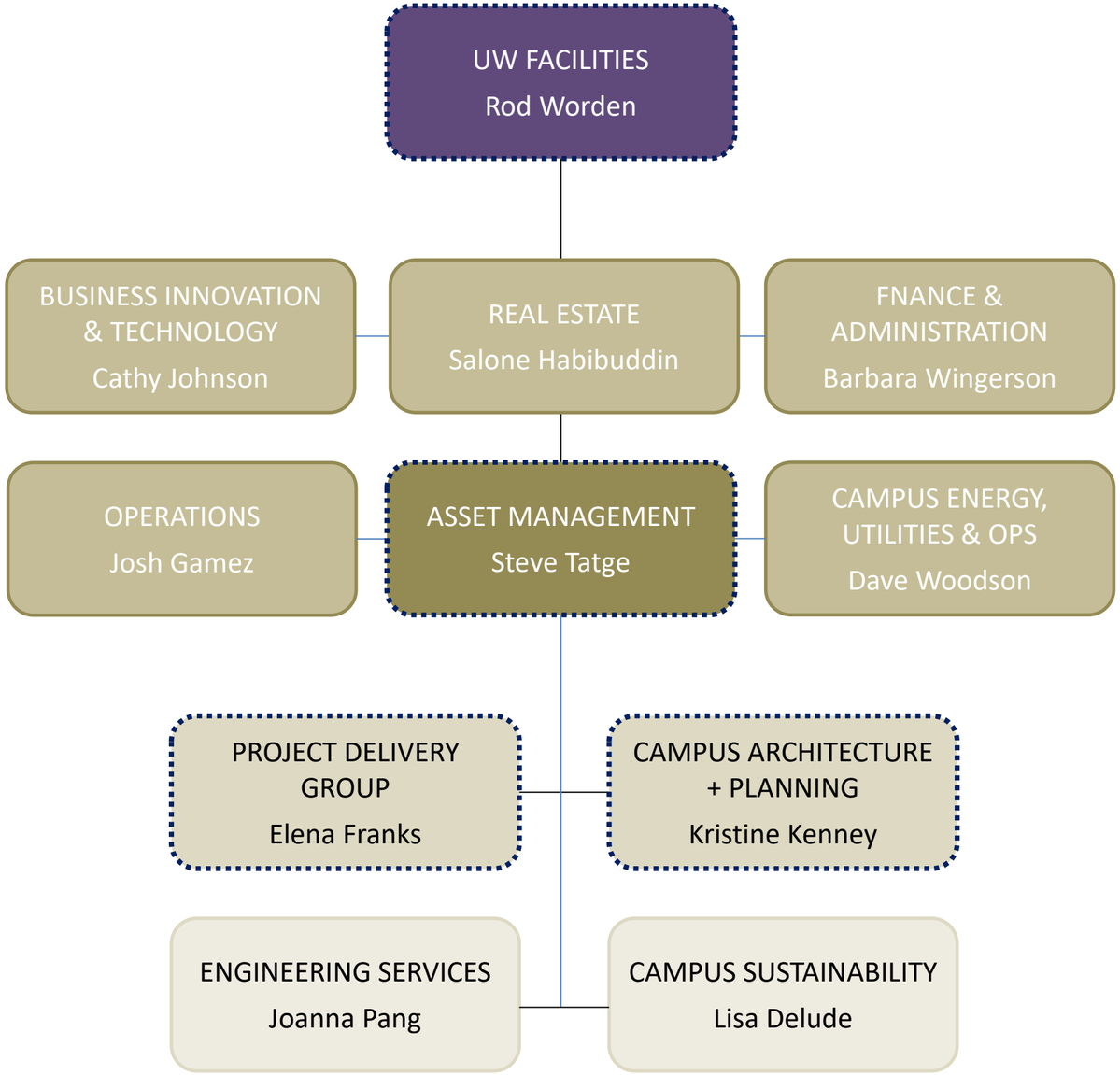


Stewarding the Campus Environment

Our Vision & Values

The University of Washington educates a diverse student body to become responsible global citizens and future leaders through a challenging learning environment informed by cutting-edge scholarship.

Discovery is at the heart of our university.

We discover timely solutions to the world's most complex problems and enrich the lives of people throughout our community, the state of Washington, the nation and the world.

The University of Washington's vision and strategic priorities reflect the core values and culture that make us great and unique.

Husky Student Experience

The boundless opportunities available to students, including access to an extensive network of top faculty, researchers, peers, and alumni, and active engagement as campus and community leaders, propels them to become a catalyst for positive change.

Our Public Promise

Our mission and vision make us public, not just our heritage. As one of the world's preeminent public universities, advancing social equity and changing lives is integral to who we are.

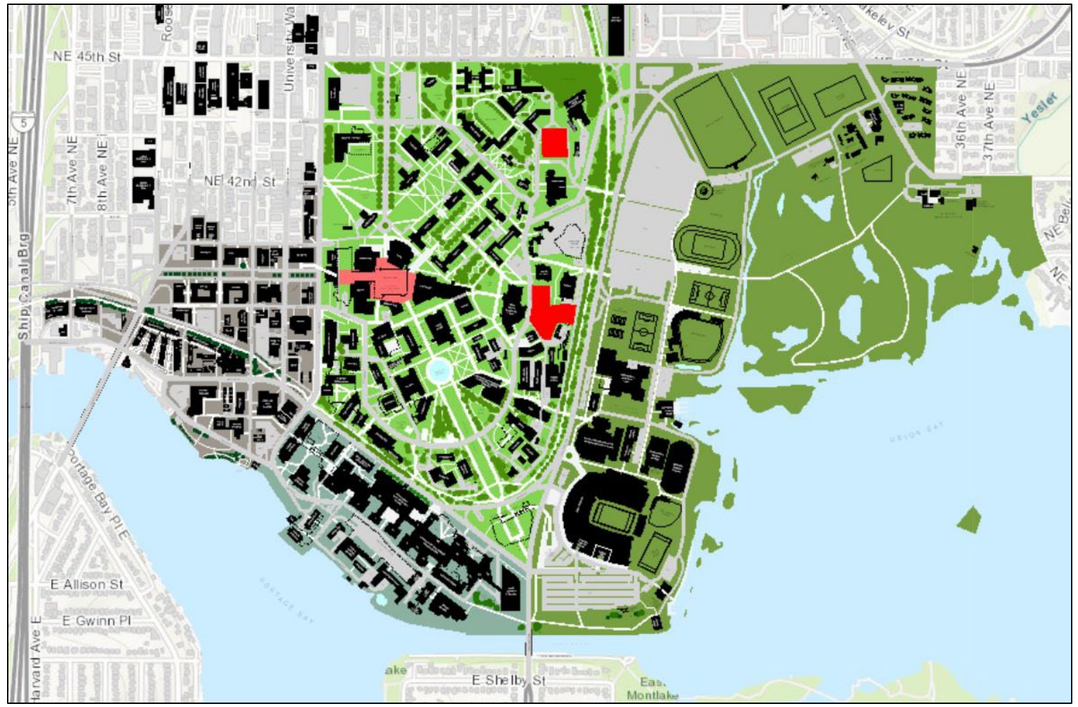
Proven Impact

As one of the world's most productive research universities, we have an unparalleled track record when it comes to research impact and excellence, turning ideas into life-changing realities.

Collaborative Innovation

Seattle is a global hub for innovation, and much of that spirit and mindset begins at the UW, where entrepreneurial drive is embedded in our DNA, contributing to our No. 1 ranking in commercialization.

Our Campuses

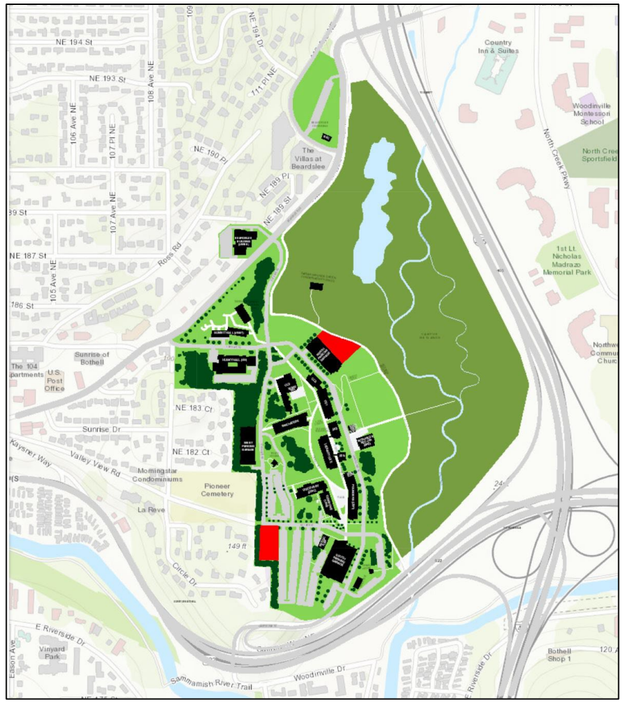


UW Seattle

Campus Established in 1895

~20,000,000 GSF

51,719 Student FTE



UW Bothell

Campus Established in 2000*

~1,350,000 GSF

6,064 Student FTE

* Shared campus with Cascadia College

UW Tacoma

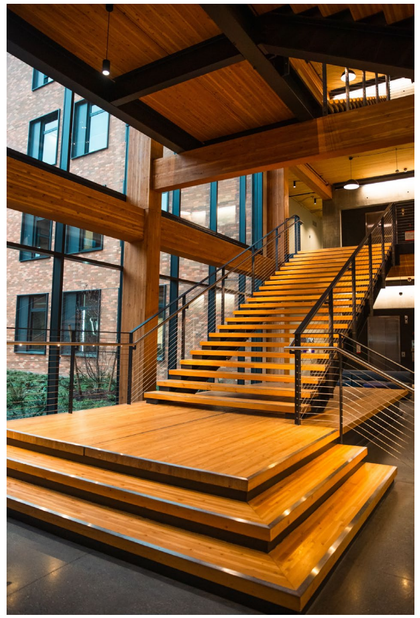
Campus Established in 1997

~1,000,000 GSF

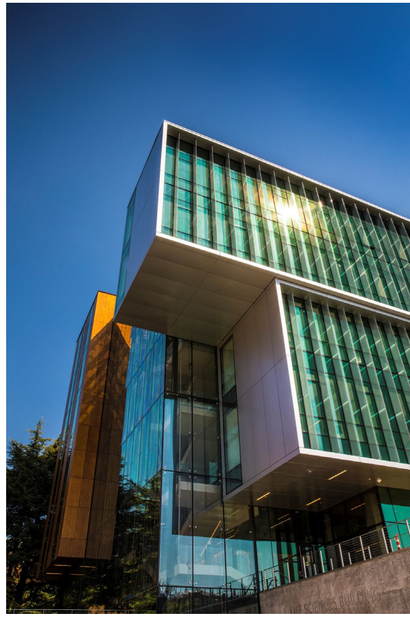
4,980 Student FTE

UW Seattle Recent Academic Facilities

Foster School Founders Hall



Life Sciences Building



UW Seattle Recent Residential Communities

Mercer Court Housing

North Campus Housing

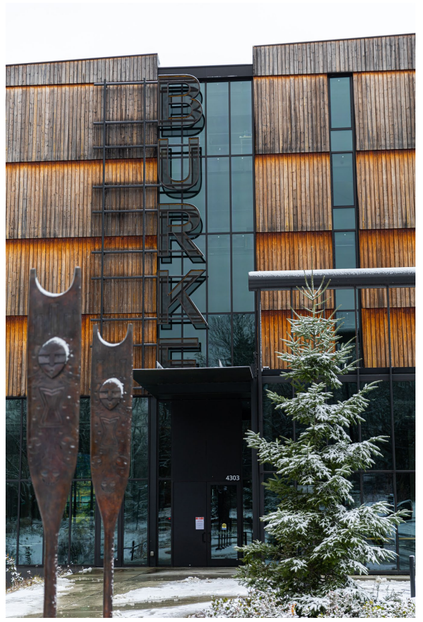
UW Seattle Athletics & Open Space

Conibear Shellhouse

Rainier Vista

Lower Rainier Vista & Husky Stadium

UW Seattle Cultural Venues



The Burke Museum

UW Bothell Original Development

Historic Truly Farm

Original Campus Development

Wetland Redevelopment

UW Bothell Recent Development

Innovation Hall

Discovery Hall

The Residential Village

UW Tacoma Adaptive Reuse of Historic Assets

Adaptive Reuse of Warehouse Buildings

Snoqualmie Library

Prairie Line Trail

UW Tacoma Early Development

UW Tacoma Recent Development

Milgard Hall

Design Excellence

The University of Washington's built environment reflects a legacy of careful planning and a long-standing commitment to design excellence. To assist the University in stewarding this treasured asset, the Board of Regents established the UW Architectural Commission in 1957 to advise the president on matters concerning architectural design.

The University of Washington Architectural Commission

- Advises the board and president on planning and development of the University’s primary campuses, urban properties, remote facilities, and other significant environmental assets.
- Comprised of 4-6 professional architects and landscape architects, UW staff, faculty, and students
- Assist the board and president in the selection of architects and consultants for all projects that influence the physical and aesthetic character of its campuses
- Periodically reviews the design of projects through all phases of their development

UW Medical Center Northwest - Behavioral Health Teaching Facility

Capital Planning Investment

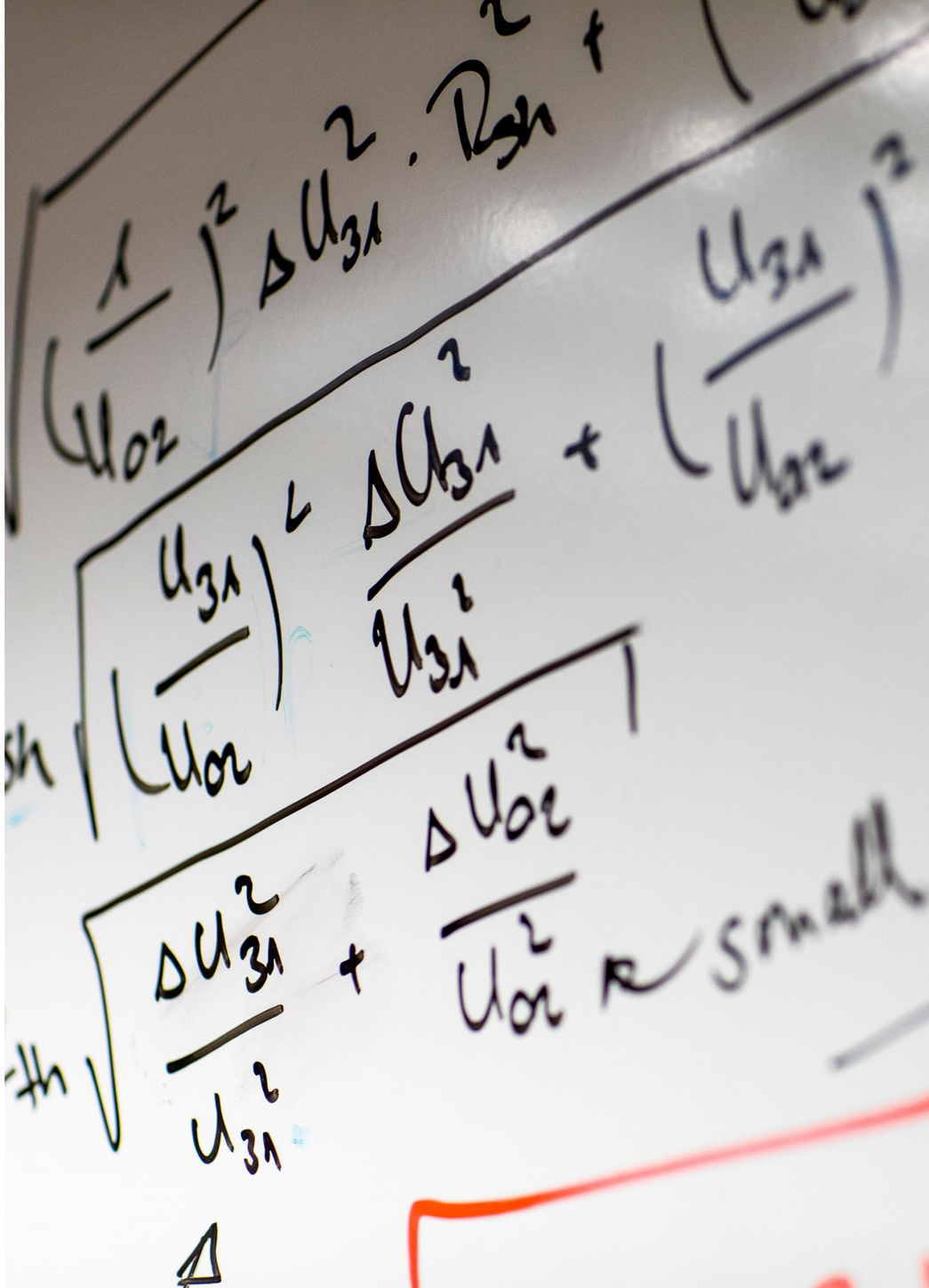
The University of Washington presents an Annual Capital Budget to the Board of Regents for approval annually.

This represents a comprehensive overview of the entire capital program for the University based on a 10-Year Capital Plan.

10 – YEAR CAPITAL INVESTMENT	$4.9 billion
ANNUAL CASH FLOW	$570 million

This typically results in 5-8 major project solicitations annually.

The 10-Year Capital Plan emphasis addressing our growing deferred maintenance backlog and bolstering our clinical enterprise.



Approach to Project Delivery

UW's Governance Structure

What is it?

Project Governance is the structured system of rules and processes used to administer projects.

It provides a decision-making framework to ensure accountability
and alignment between the project
team, executives, and stakeholders by

- setting direction
- making decisions
- providing project oversight

Why is it important?

It ensures that the project not only aligns with its goals and objectives, but also confirms that the project is the correct one to embark on at the present time.

Without good governance projects
miss their mark.

UW's Governance Structure

Determining the Delivery Method

The Revised Code of Washington **(RCW 39.10.300)** allows for the use of design-build for **projects over $2M** that meet one of the following criteria:

- Construction activities are highly specialized
- Provides opportunity for greater innovation or efficiencies
- Increases savings in project delivery time

Benefits of the integrated design-build delivery method includes:

- Maximum flexibility for collaboration with consultants and trade partners of all disciplines regardless of the value of scope
- Opportunity for qualifications-based selection
- Allows for the UW to participate in the selection of design teams
- Cost & schedule predictability with improved management of risk

The Integrated Design Build Contract

Integrated Design Build

UW's Integrated Design Build contract is 1 contract; 3 phases/amendments

The contract emphasizes the following integrated project delivery methods and Lean principles:

- Collaboration
- Co-location
- Building Information Modeling
- Project Charters
- Target Value Design
- Reliable Promising
- Commitment-Based (Pull) Scheduling
- Eliminating Waste
- Continuous Improvement
- Optimizing the Whole project and a "Project-First" Approach
- Open book, chargeable cost contract.

Integrated Design Build Phase 1

ORIGINAL CONTRACT

PHASE 1
PROJECT DEFINITION

BASE TARGET COST ABENDMENT

PHASE 2
DESIGN | PRE-CONSTRUCTION

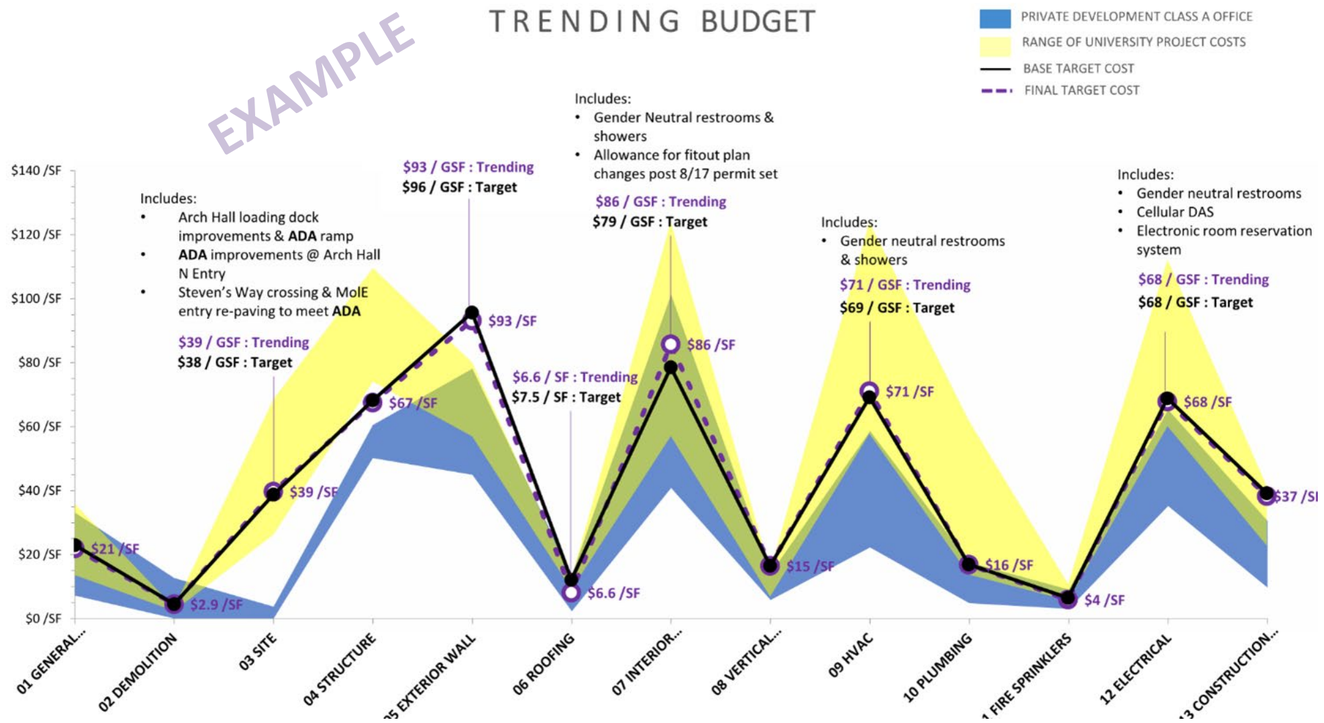
FINAL TARGET COST AMENDMENT

PHASE 3
CONSTRUCTION

FINAL ACTUAL COST

Project Definition includes, but is not limited to**:**

- Procurement/on-boarding of subconsultant & trade partners
- Develop Project Performance Criteria – Narrative Basis of Design that meets Owners Project Requirements (OPR)
- Establish Owner/Design-Builder Commitment (what, when, how, for how much?)
- Identification of risks and contingencies
- Pre-submittal meetings with AHJs
- Establish Base Target Value Cost per building and site component
- Establish a critical path schedule and substantial completion date
- Develop a preliminary Incentive Compensation Plan, including value-add list



Integrated Design Build Phase 2

Design | Pre-Construction includes but is not limited to:

- Design progression to approximately 75-95% design, compliant with UW Facilities Design Standard (FDS) or approved variances and Green Building Standard v2.
- Continued management of risks and contingencies
- Permit preparation and submittals
- Integrating value-added scope during design earns incentive compensation at a rate of 25% of the chargeable cost value:

  Example

  $100,000 value add* x 25% = $25,000 Incentive Compensation**

  * Chargeable cost excludes fee and contingency

  ** Final accounting calculated/paid at Final Completion
- Final Target Cost Amendment for the completion of design and construction

Integrated Design Build Phase 3

Construction includes but is not limited to:

- Execute enabling work, abatement, demolition, construction activities
- Continued management of risks and contingencies
- Integrating value-added scope during construction earns incentive compensation at a rate of 25% of the released contingency value (similar to design phase)
- Coordination with Owner's Cx agent + Closeout (record drawings, training, eO&M, etc)
- Any savings remaining savings at Final Completion earns incentive compensation at a rate of 10% of chargeable cost value

Example

$100,000 Savings* x 10% = $10,000 Incentive Compensation**

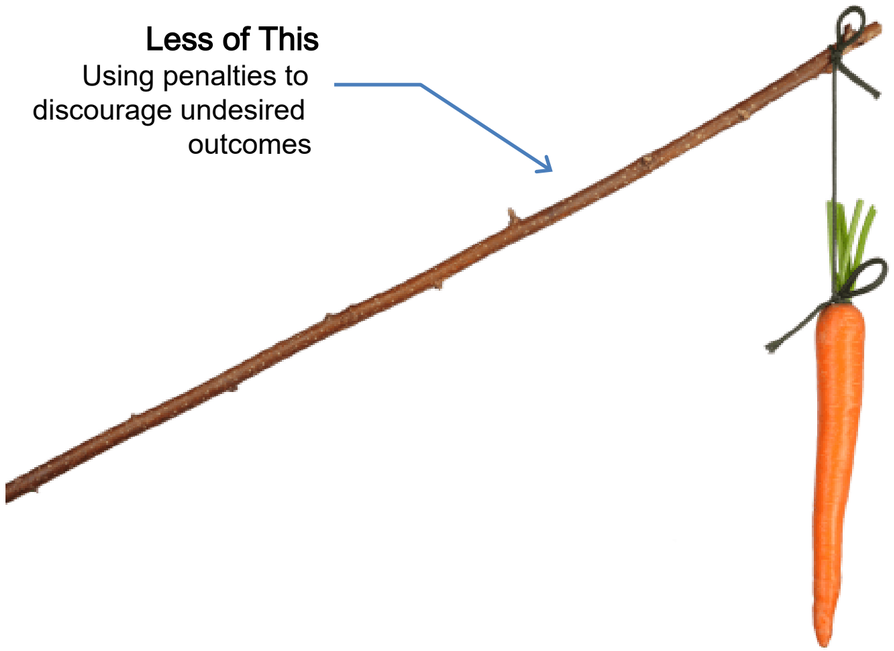
* Chargeable cost excludes fee and contingency

** Final accounting calculated/paid at Final Completion

Integrated Design Build Risk Reward

Incentives help to align the Design Build Team's interests with the Owner's values

Less of This
Using penalties to discourage undesired outcomes



More of This
Using incentives to promote collaboration and maximize value

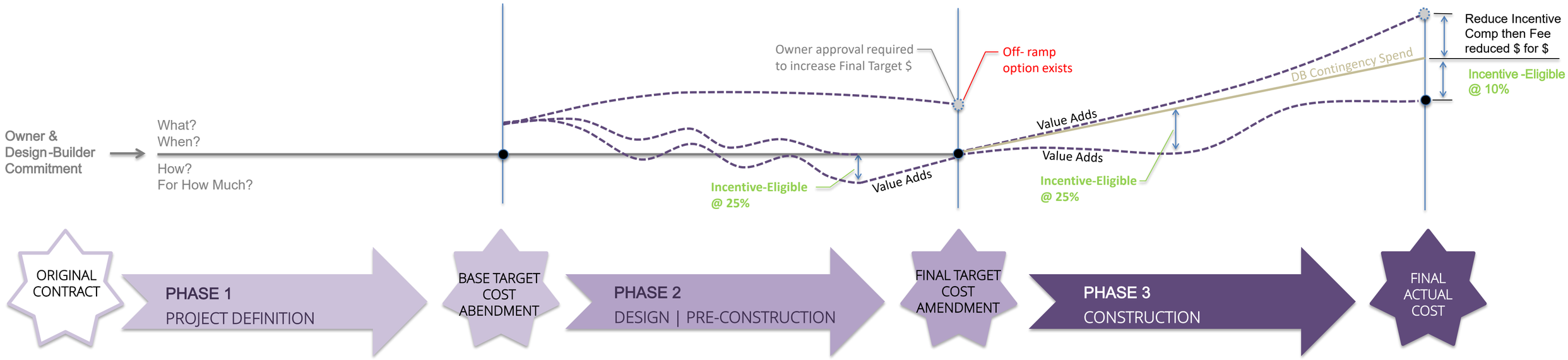
~ 2% of DB contract value = Incentive Compensation
for Risk/Reward partners

Risk/Reward partners include:
Design-Builder
Architect,
Primary sub -consultants
Select trade partners

They put their **fee at risk** for opportunities **to earn incentive compensation**

The incentive earning plan will be structured for:
at least 70% value -driven outcomes;
up to 30% behavioral practices

Integrated Design Build Risk Reward



Mutual Commitment (Scope, Schedule, Cost, Performance + Preliminary Incentive Plan)

Hypothetical Project Journeys

Partner Solicitation Process

The Integrated Design Build Delivery Method allows the University to build the team one partner at a time.

We first establish a **Slating Committee** that sets out to select our **Build Partner,** evaluated based on the following qualifications:

- The proposed team and firm experience
- Portfolio of like projects | experience with Design Build Contracts
- Demonstrated team culture that fosters trust and high performance
- Safety accident report & prevention program
- Past performance in utilization of Business Equity Enterprise partners
- Approach to risk management

Once on board, the University's Slating Committee and the Build Partner collectively select the **Design Partner**

Partner Solicitation Process

Selection of the **Design Partner** is often based on an understanding of the firm's culture and approach to projects that demonstrate the following:

- Ability to recognize the unique qualities of distinctive campuses and seamlessly integrate new building.
- A portfolio of built projects that create spaces reflective of the caliber of work taking place within, while bringing moments of joy and beauty.
- Integration of long-term sustainable strategies that preserve and protect our environment, promoting responsible global citizenship.
- Ability to listen, absorb, and think creatively, to be curious.
- Responsible stewardship of public assets ensuring enduring function and performance, life-cycle cost evaluation, and resiliency over time.
- Approach to the collaborative design environment that may feel uncomfortable for a longer period of time.
- Desire to iterate with trade partners to develop innovative, cost-effective solutions that drive value into the project.

Interdisciplinary Engineering Building


QUESTIONS?

Additional University Resources

About the UW
https://www.washington.edu/about/

Campus Master Plans
https://facilities.uw.edu/planning/campus

Design Excellence - Architectural Commission
https://facilities.uw.edu/committees/architecture

Sustainability
https://sustainability.uw.edu/campus/buildings/green-building-standard

Facilities & Utility Design Standards https://facilities.uw.edu/planning/design-standard
https://facilities.uw.edu/planning/utilities-standard

Contract
https://facilities.uw.edu/projects/business-opportunities/contracts-forms

Business Opportunities
https://facilities.uw.edu/projects/business-opportunities/solicitations

What success looks like
https://vimeo.com/mvmvideo/review/388125226/41c012f639

Industry References & Trainings

Design Build Institute of America
https://dbia.org/education-training/

Lean Construction Institute
https://leanconstruction.org/