



Midpeninsula Regional
Open Space District

Memorandum

DATE: June 27, 2018

MEMO TO: Board of Directors

THROUGH: Ana Ruiz, AICP, General Manager 

FROM: Dave Jaeckel, Management Analyst II

SUBJECT: Design Build Working Group and Update

What is Design Build?

The design-build process incorporates design and construction services into a single contract. Based on information from both the private and public sector, the advantages in using the design-build process include:

- A single point of accountability as the same firm is responsible for both the design and construction of a facility
- Fewer change orders and claims
- Reduced delivery time when design and construction overlap
- Greater cost certainty
- Lower overall project cost

History of Design Build at the District

The Midpeninsula Regional Open Space District's (District) enabling legislation has always prescribed a conventional Design-Bid-Build ("low bid") project delivery method for construction projects. However, Senate Bill (SB) 793, passed in late 2017, amends the District's enabling legislation to empower the Board of Directors (Board) to award Design-Build contracts. Effective January 1, 2018, the statute provides that upon approval by the Board of Directors, the design-build process may be used to assign contracts for the construction of facilities or other buildings in the district. The minimum project limitation of one million dollars for design build projects set forth in the Public Contract Code for other local agencies does not apply to the District. Section 5580 is in effect only until January 1, 2023, unless an extension is granted in the future by the legislature.

Design-build is intended to allow the District to combine design and construction services early in the design process to factor in construction constraints, cost-effective material options, and value engineering strategies to reduce project delays and contain costs. In addition, design-build allows agencies to base the selection of firms not only on cost, but also on qualifications and experience. This is particularly important for the District to ensure high quality and care during project construction given that most projects are located in remote areas with difficult access and

minimal utilities, and in highly sensitive and rare habitats where special-status species must be protected.

Design-Build Working Group

In February 2018, the District established an internal design-build working group to determine future projects that would be good candidates for design-build procurement:

Proposed Design Build Projects

Project Name	Start Date / End Date
Mindego Ponds <ul style="list-style-type: none"> • Knuedler Lake • Upper Springs 	Summer 2018 – Summer 2021 (2-3 years)
Potential Future Pond Projects <ul style="list-style-type: none"> • Toto Ranch Ponds • Ponds DR16, DR02, DR15, DR09 (LHC) • Cherry Springs Lake • Lower Lake 	TBD – Next 5 Years
Potential Future Natural Resources & Engineering and Construction Projects <ul style="list-style-type: none"> • Sears Ranch tire removal (LHC) • Twin Creeks Restoration (SA) 	TBD – Next 5 Years
Modular Housing <ul style="list-style-type: none"> • Ag Workforce Housing 	Fall 2018 – Fall 2021 (2-3 years)
Restrooms <ul style="list-style-type: none"> • Monte Bello lot • Russian Ridge lot Skyline/Alpine • Kennedy • Lower Windy Hill 555 Portola Road • Purisima Northridge lot Skyline Blvd. 	TBD – Next 5 Years