



County of Albemarle
DEPARTMENT OF FINANCE & BUDGET
Office of Procurement

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MEMO

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TO: Blake Abplanalp, Chief – Facilities Planning & Construction

FROM: Allison McNally, Chief Procurement Officer

CC: Lance Stewart, Director of Facilities and Environmental Services

Jeffrey Dumars, Deputy Director of Facilities & Environmental Services

Tyler Gifford, Deputy Chief of Construction - Facilities Planning & Construction

Jacob Sumner, Chief Financial Officer

SUBJECT: Design-Build Procedure recommendation for Biscuit Run Maintenance Facilities

The Purchasing Agent supports the use of Design-Build procurement model as outlined in [Chapter 27 of the Purchasing Manual](#), specifically for the design and build work for the Biscuit Run Maintenance facilities. Neither competitive sealed bidding, nor separately-procured design and construction are fiscally advantageous. Below summarizes the highlights as to the support for Design-Build, including cost avoidance and schedule/timeline benefits.

- Reduced risk for the owner – With the General Contractor on-board earlier in the process, and contracted to work on both design and construction, the risks resulting from potential conflicts between the A/E, owners, and contractor is reduced for this pre-engineered maintenance building (PEMB) project.
- Time savings – This is a straightforward project with the layout outlined by the Architect/Engineer (A/E). Under Design-Build, the General Contractor will work in tandem with the A/E on the design process, resulting in less chance of additions to scope and less likelihood of change orders later into the project, during construction phase. The constructability review/check will happen at the same time as design, resulting in shorter critical path in comparison to traditional Design-Bid-Build Procurement Method.
- Benefits to the project timeline – Design-Build (2 steps – RFQu and RFP) as procurement method will be a more efficient overall timeline in this scenario than separately-procured design and construction approach. Additionally, there is a possibility of ordering long-lead equipment earlier in the project schedule by utilizing Design-Build, that could save time in the overall project schedule.