Design Build

Is it a Positive or Negative to the Right of Way Process?

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Positives

• Entire project team involvement
• Right of Way more flexible
• Innovations
• Expedited processes
• Learn other team processes
Perceived Negatives

- Pushed to compromise
- Not given adequate time
- Negative impact to owners
- Empowering owners
- Emphasis on possession
- More changes and condemnations
How would you like your Right of Way on your Design Build Project?

- On the rocks?
- Blended?
- Straight-up?
A Key to Design Build is Risk

There is a need to Balance the Risk of on time Right of Way Delivery
Risk to Agency vs. Risk to Design Builder

- Agency pays for builder risk in bid price
- Balancing risk requires detailed analysis
- Agency must develop and staff for achievable guarantees
- Identify workload and process for revisions
On the Rocks?

- ROW performed by design builder
- Design builder controls schedule
- Agency guarantees approval timelines
Straight-Up?

- Agency performs all ROW with guaranteed delivery dates
  - Including delivery of parcels that are revised
- ROW delivery risk lies with ROW agency
- DB construction schedule based on agency delivery
Blended?

- Shared responsibility and risk
- Design Builder: Performs Right of Way survey, title and appraisals
- Agency: Performs acquisition and relocation
- Agency guarantees possession
Design Build and Right of Way

- Must look at DB from overall project delivery
- “Get ‘er done!”
- More changes, condemnations, Right of Way costs, etc….
- Jury still out…
Federal Authorization

- Design Build contracts let at 30%
- Design Bid Build contracts let at 30%
- Issue?
Design Build ROW Certification

- Turn parcel over to construction
- By parcel or group
- Multiple certifications
- List total parcel required for project:

  Total parcels required = 300
  Parcels included in the Certification #1 = 20
  Balance TBC = 280
Design Build Project Success Story

Bundle 401 OR 38:
Elk Creek – Hardscrabble Creek