

Design-Build

Crest Hill Watermain with CDB



8/10/26



DESIGN-BUILD APPROACH



- **Combines Design and Execution of the Work**
 - Enables development of a scope and fee that covers all design, permitting and construction costs
 - Allows for design plans to be created with enough detail for the design team to acquire permits and for the construction team to construct
 - Establishes direct communication between the design and construction teams from start to finish
 - Constructability and design review preformed early in the process to streamline design and construction process

- **Benefits of Design-Build with V3**
 - Creates a single point of responsibility and accountability for the Owner
 - Improves overall project delivery time by:
 - Reducing time to produce design plans, resulting in a more cost efficient design fee
 - Eliminates time spent bidding the project through the traditional procurement process
 - Allows for the establishment of accurate budgets early in the process
 - Reduces the Owner's administrative effort
 - V3's construction forces are union employees associated with local Operating Engineer, Laborer and Teamster organizations.
 - All subcontracts would be procured and administered on an open book basis

- **Your Design-Builder is selected by qualifications and acts as a trusted advisor for the execution of the work**



CDB AND THE CITY OF CREST HILL



- The CDB is no stranger to the Design Build
 - Many of their vertical building projects are design build
 - The CDB believes it is an efficient way to deliver a project on a timely schedule

- What does this mean for City of Crest Hill
 - The CDB has no issue if the City doing the watermain install as design build
 - The CDB has an IGA between the City and the CDB
 - The CDB views the project as the City project and how the City want the work completed Design Build or conventional design and then bid is up to the City
 - The CDB will pay the bills that are received from the City for work completed
 - The method selected by the City to construct the watermain does not have to follow the CDB requirement since the City is holding the contract with the contractor.
 - CDB views the Design team will provide its on construction oversight of the construction team.



COST BENEFITS



- Base on the City and CDB Agreement
 - City's budget for the complete project \$1,800,000

Breakdown:

	Budget	Estimated Design Build Budget
Design	\$100,000	\$36,000
Survey	\$30,000	\$17,184
Doc Services	\$25,000	\$25,000
Construction	\$1,500,000	\$1,729,200**
Construction Oversight	\$125,000	\$0.00
Construction Testing	\$20,000	\$20,000
Estimated Total:	\$1,800,000	\$1,827,384

** based on direction bore watermain because proximity to power lines

DESIGN/BUILD DELIVERY



DESIGN/BUILDER



PERMITTING AGENCIES



DESIGN TEAM



CONSTRUCTION TEAM

