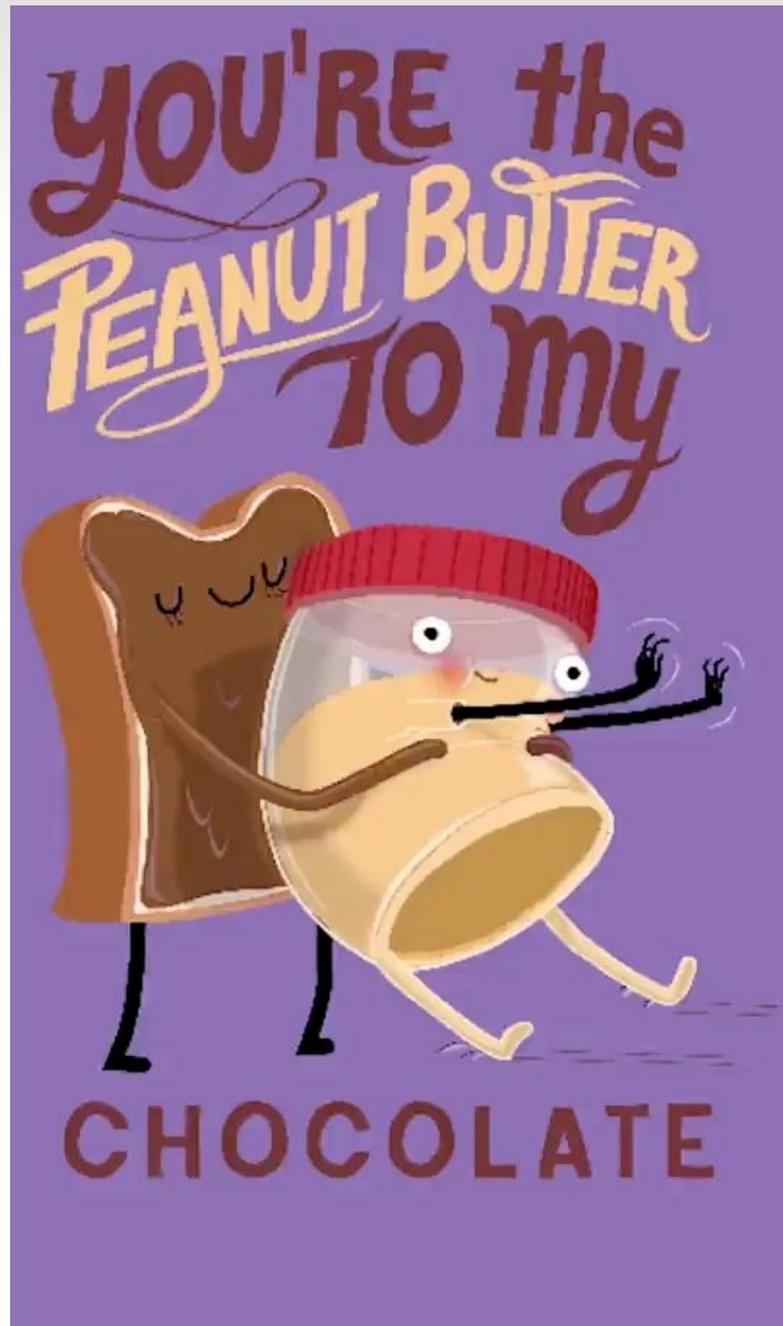


A construction site at sunset, featuring several cranes and workers on a building's steel framework. The sky is a mix of orange, yellow, and blue. Large, semi-transparent numbers '2025' are overlaid on the background. The main title 'CONSTRUCTION SUPERCONFERENCE' is centered, with 'SUPER' in orange and 'CONSTRUCTION CONFERENCE' in white. A white curved line underlines the word 'CONSTRUCTION'.

CONSTRUCTION **SUPER**CONFERENCE

2025

CONSTRUCTIONSUPERCONFERENCE.COM



PROGRESSIVE DESIGN-BUILD – DOES IT DO FOR GC/CM AND DESIGN-BUILD WHAT PEANUT BUTTER DID FOR CHOCOLATE?

How to Maximize the Benefits of Two Alternative Delivery Methods Rolled Into One

CHRISTOPHER HORTON

Partner

Smith Currie Oles LLP

JOHN MALLORY

Director of Construction

Tampa International Airport

DAVID NARDON

Director of Alternative Delivery

Superior Construction

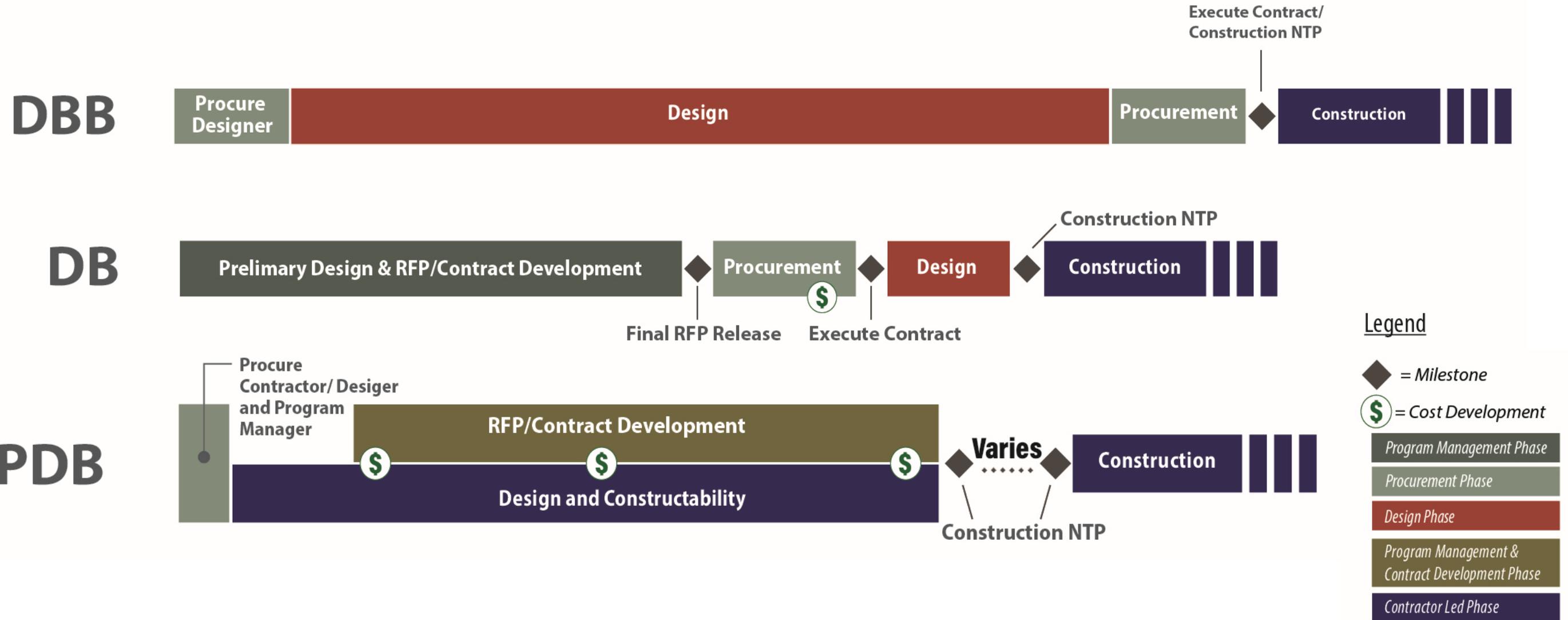
MAURA KELLY

VP Legal & Assoc. G.C.

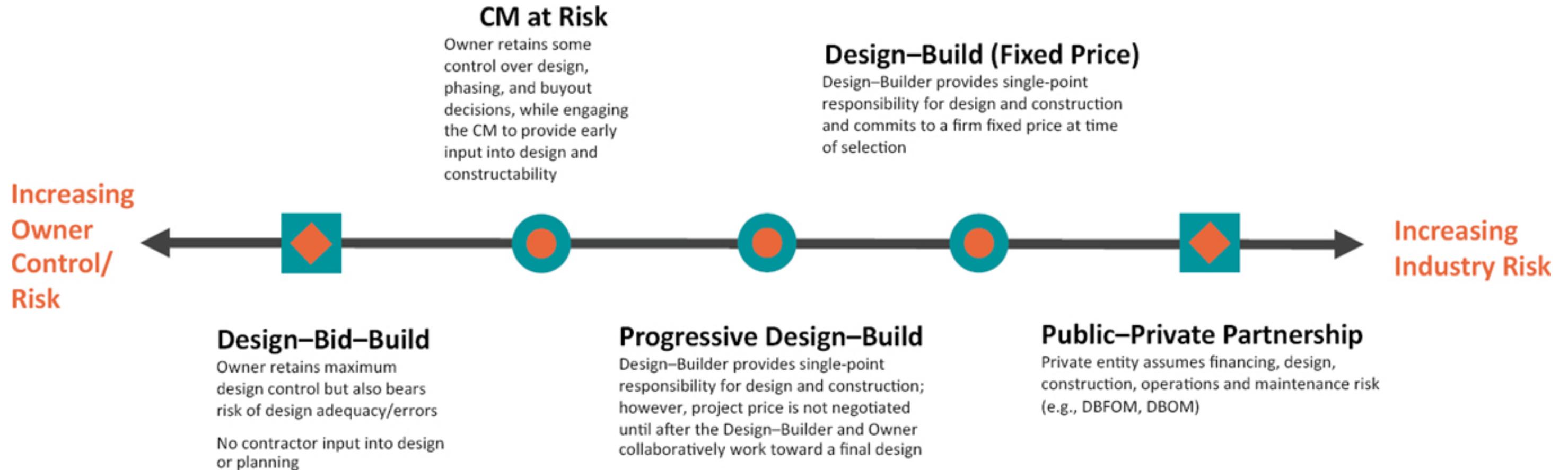
McCarthy Holdings, Inc.



Progressive Design-Build Compared with Other Delivery Methods



Progressive Design-Build Compared with Other Delivery Methods



Design-Build v. Progressive Design-Build

Design-Build

- Qualifications, Competitive Selection
- Design-Criteria Package (in FL)
- Owner Programming/Decisions Based on Design-Criteria Package and Consultant Input
- Limited Collaboration
- Owner Not Involved in Procurement/Selection of Subcontractors
- Closed Book Bid/Accounting
- Owner Retains *Spearin* Liability
- Susceptibility to Changes and Delays

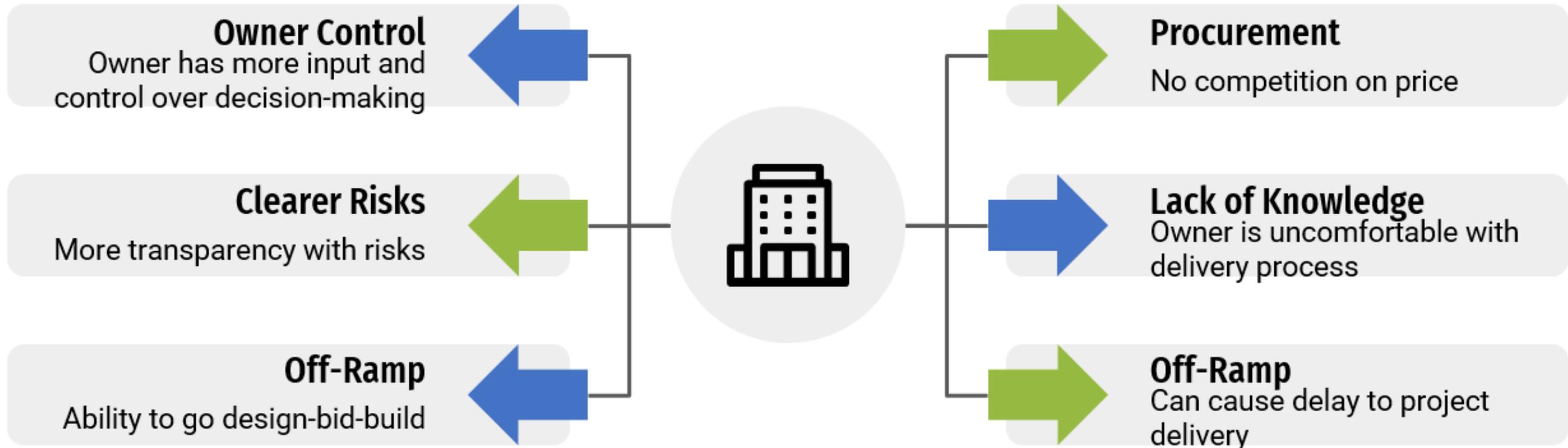
Progressive Design-Build

- Qualifications Selection
- Design-Builder Works with Owner to Create Design Criteria
- Owner Programming/Decisions Made with Design-Builder, with Costs and Schedule in Mind
- Fully Collaborative
- Owner Can be Involved in Procurement/Selection of Subcontractors
- Open Book Bid/Accounting
- No *Spearin* Liability
- Goal is to Limit Risk of Changes and Delays

Design-Build v. Progressive Design-Build

PROS

CONS



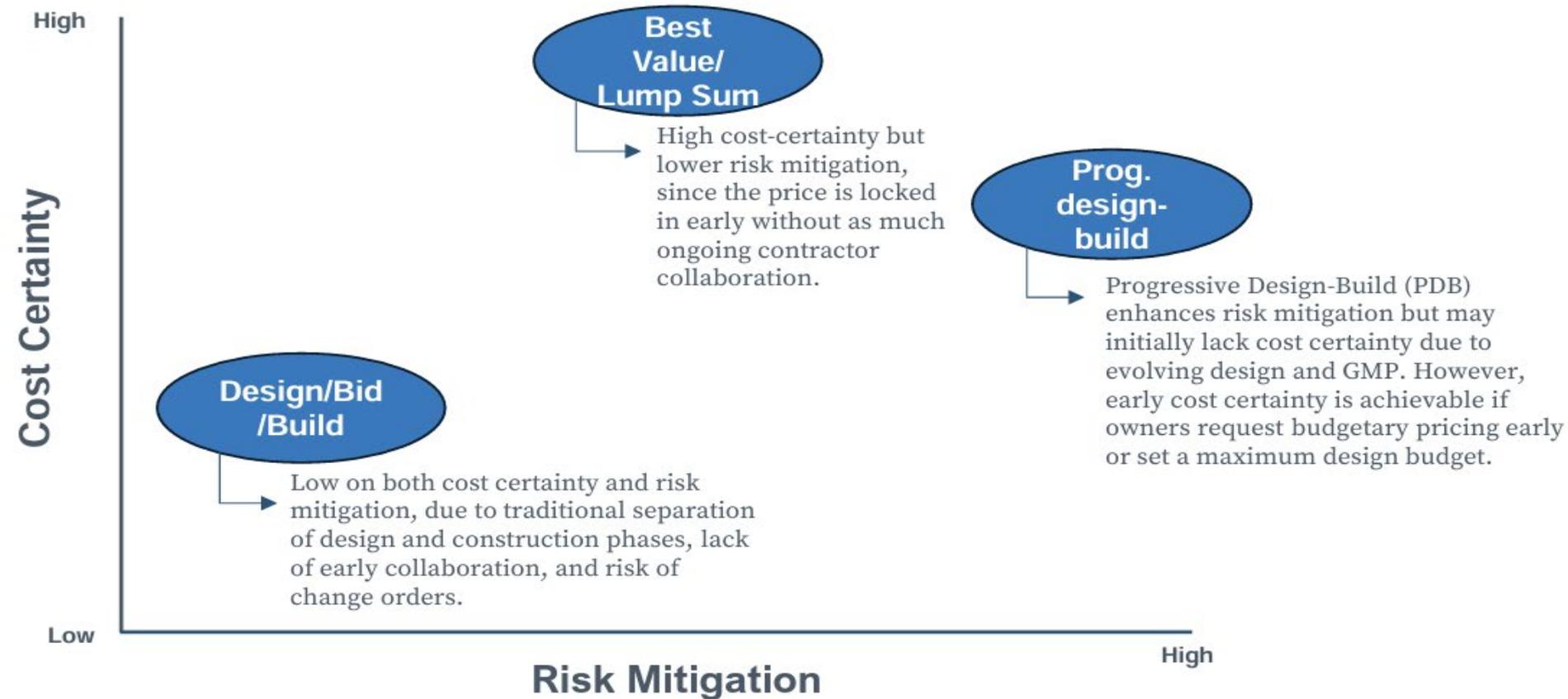
FMI/DBIA 2025 Survey

DBIA | Key Findings

Interviewees noted that progressive design-build provides higher levels of flexibility and fewer risks due to early collaboration.

Progressive vs. Best Value/Lump Sum Utilization

Source(s): FMI (Percent of total)



“In traditional Design/Bid/Build, you aren’t sure of the project cost until it is done. These days especially, you’re going to be over budget most likely. The cost of disputes and litigation on more traditional delivery methods is higher in general. With more use of progressive design-build, you can have some of the cost certainty early in the project and fewer disputes, which results in overall lower costs.”

Obstacles Preventing Progressive Design-Build Utilization

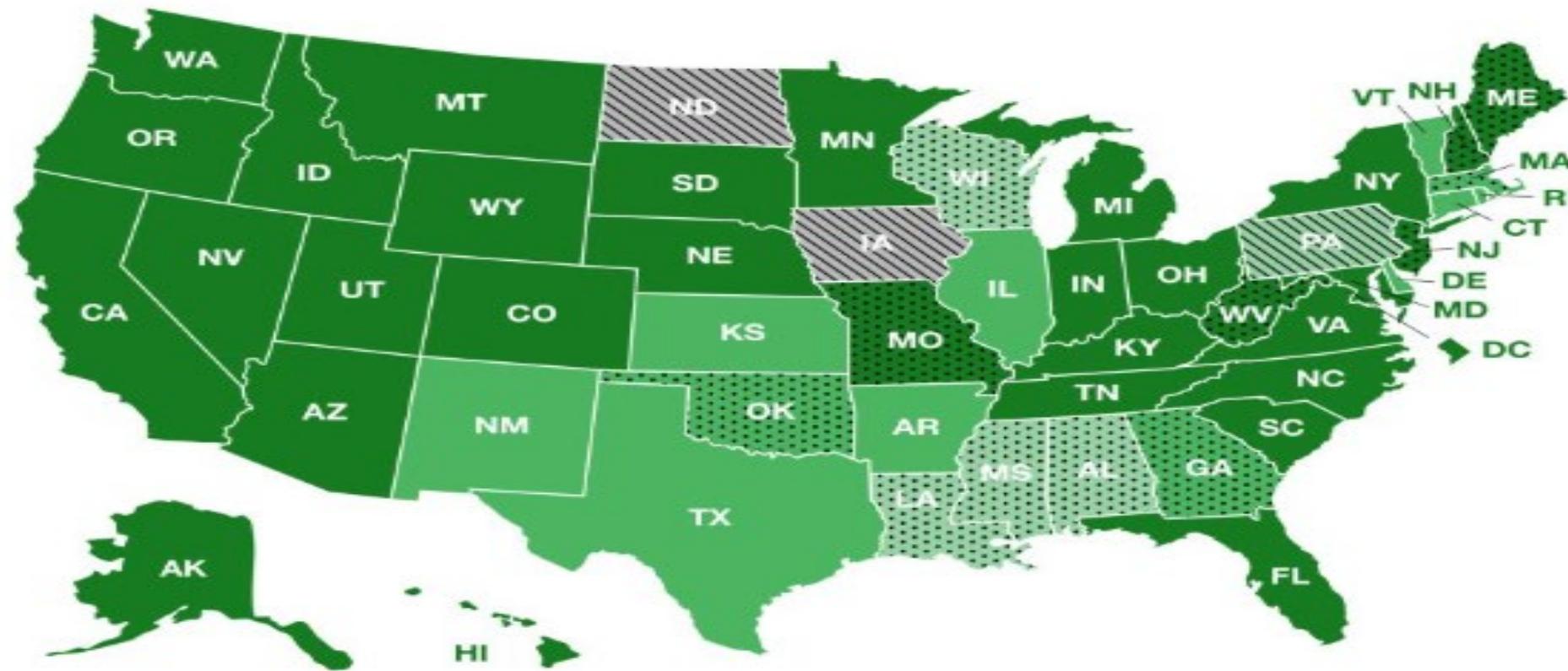
- Restrictive Procurement Laws/Regulations
- Less Competition Regarding Price and Innovation
- Subcontractor Procurement and Risk Challenges
- Owner/Readiness/Preferences



Obstacles Preventing Progressive Design-Build Utilization



Design-Build State Authorization 2025



As of May 2025



Recent Developments and Trends

- Modified Progressive Design Build
 - FDOT/Moving I4 Forward
 - Three design-builders
 - GMP competition
- Design Assist
 - Early involvement from subcontractors
 - Liability and risk transfer clear?

Progressive Design Build Contracting Hot Topics

■ Risk Assessment



Before Procurement

- Updated regularly
- Engages stakeholders



Common Risks

- Site conditions
- Regulatory
- Hazardous materials



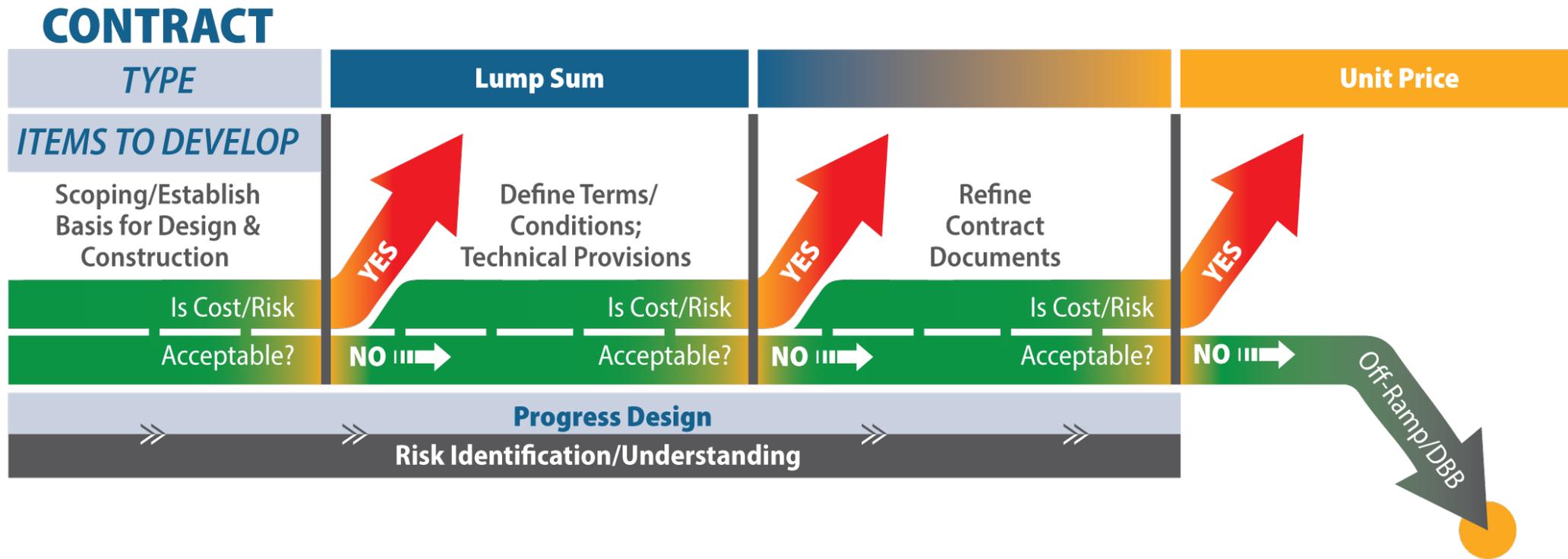
Project Specific Risks

- Performance requirements
- Schedule restrictions
- Stakeholder requirements



Progressive Design Build Contracting Hot Topics

- Off-Ramp



OFF RAMP

Progressive Design Build Contracting Hot Topics

- Open Book Pricing
 - What does this look like? At what stages will pricing be shared? Oversight or consultant reviewing?
- Collaboration
 - Describe the tools and techniques that will be used by the Design-Build Team to encourage and foster a collaborative environment for the entire Project Team as well as for other project stakeholders.
- GMP Development
 - At what stage? LDs? Contingencies? Savings?

Lessons Learned

- Not Appropriate for All Projects
- Lack of Collaboration
- Lack of Understanding of PDB
- Other Mistakes?



Today's Panel

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