




# DEN DESIGN / BUILD SPECIAL CONDITIONS TO THE YELLOW BOOK

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# COLLABORATION CONTINUUM



Trust

Compete	Co-exist	Communicate	Cooperate	Coordinate	Collaborate	Integrate
<p>Competition for clients, resources, partners, public attention.</p> 	<p>No systematic connection between agencies.</p>	<p>Inter-agency information sharing (e.g. networking).</p>	<p>As needed, often informal, interaction, on discrete activities or projects.</p>	<p>Organizations systematically adjust and align work with each other for greater outcomes.</p>	<p>Longer term interaction based on shared mission, goals; shared decision-makers and resources.</p>	<p>Fully integrated programs, planning, funding.</p>

Turf

Loose

W/ SPECIAL CONDITIONS Tight



# EXAMPLES OF SPECIAL CONDITIONS



## **Collaborative procurement**

- By working collaboratively to pre-qualify its supply chain, DEN made significant time and cost savings in supplier and subcontractor evaluation for chillers and the CUP
- We also have scheduled and phased incentives on the CUP project where lack of disruption is more important than low cost

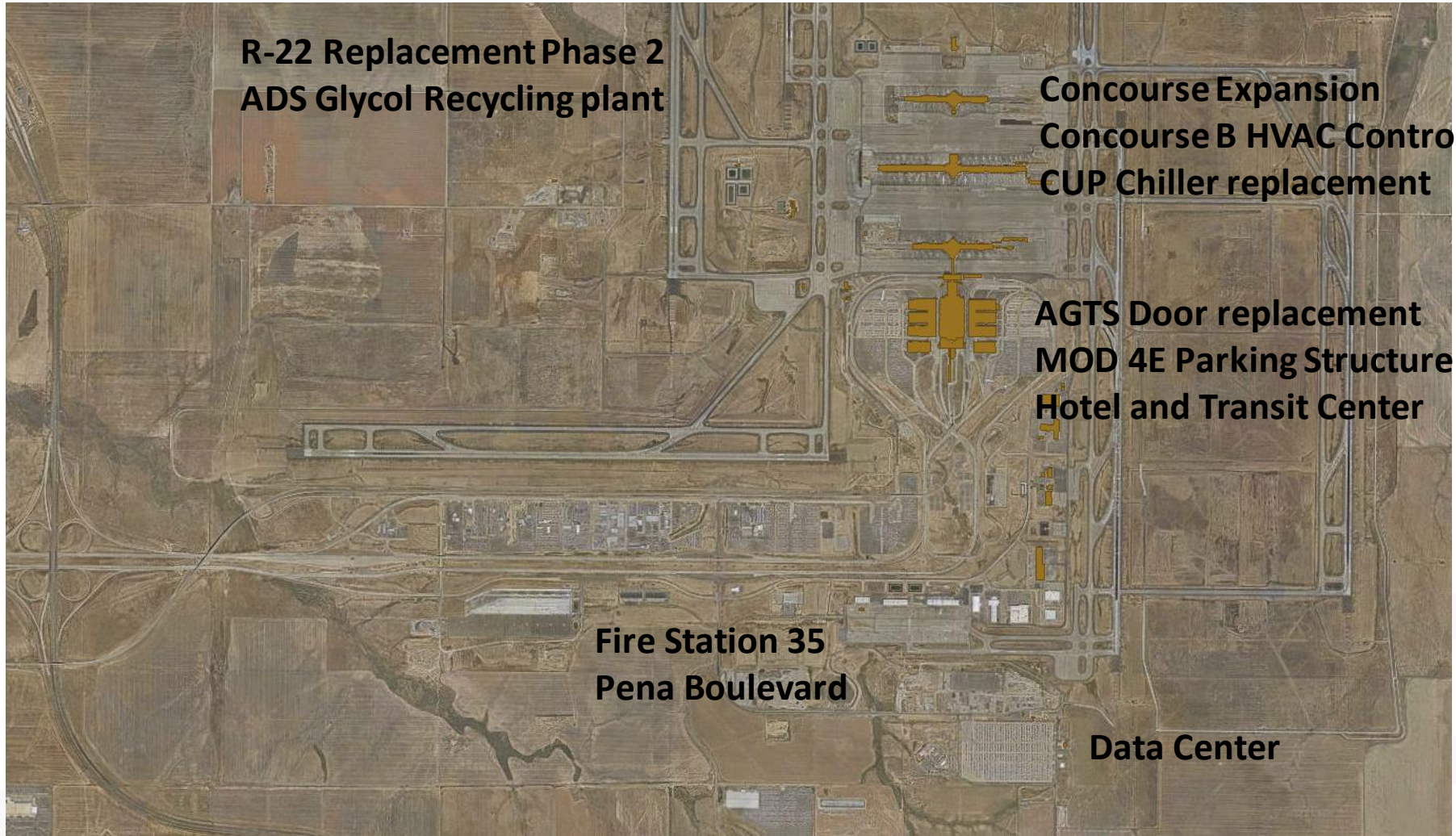
## **Partnering sessions**

- By touring Progressive Design/Build projects in 2015, we wrote special conditions in 2016 to procure contracts for expansion that had many of the elements that made those project successful, this was one idea

## **Pre-Construction Services**

- Now on call construction contracts have a condition that defines scope to provide these collaboration services by task order

# “DESIGN/BUILD” +/- AT DEN - LAST 5 YEARS



## **Fire Station 35**

- Special Conditions modified the price conditions and what is in and out of “GMP”
- Special Conditions modified Contract Drawings and Specs, DEN did a lot, then we had to modify design with collaboration to reduce scope to fit in the price to the tune of 2 million
- Special Conditions had the contractor carry professional liability insurance

## **MOD 4E Parking Structure**

- Special Conditions listed an amount of parking spaces to meet and said it must match existing structure and finish
- Special Conditions stated that the structural design could not be pre-cast concrete

## **Hotel and Transit Center**

- Special Conditions required cost reduction methodologies
- Special Conditions outlined BIM execution plan to include a process of agreeing to virtual construction together per floor
- Special Conditions required Design and Construction team work with PMT to obtain LEED Certified. We got Platinum, mostly because of the relationship developed by this

## **Data Center**

- Special Conditions modified the relationship between Contractor, Architect, Designer, etc.
- Special Conditions modified Contract Drawings and Specs, shop drawings, because they were all produced / reviewed by the Design-Build Contractor

## **CUP Chiller Replacement**

- Special Conditions modified the approved schedule to have phases tied to “free cooling periods” and then outline incentive to split a percentage of a managed contingency

## **Concourse B HVAC Controls**

- Special Conditions included an investigative phase – the contractor found 250 more pieces of equipment than we knew about
- SC defined GMP was based upon reviewed 60% drawings after the investigation

## **Concourse Expansion program**

- Special Conditions required progressive cost model methodologies
- Special Conditions outlined “off-ramps” in construction (if air service stops, it has not)
- Special Conditions required Design and Construction team work with Partnering consultant to identify and measure success

## **R-22 Replacement Phase 2 and ADS Glycol Recycling plant**

- Special Conditions being developed now

## **Pena Boulevard and AGTS Door replacement**

- Special Conditions typical of best parts above

# STAKEHOLDER COLLABORATION



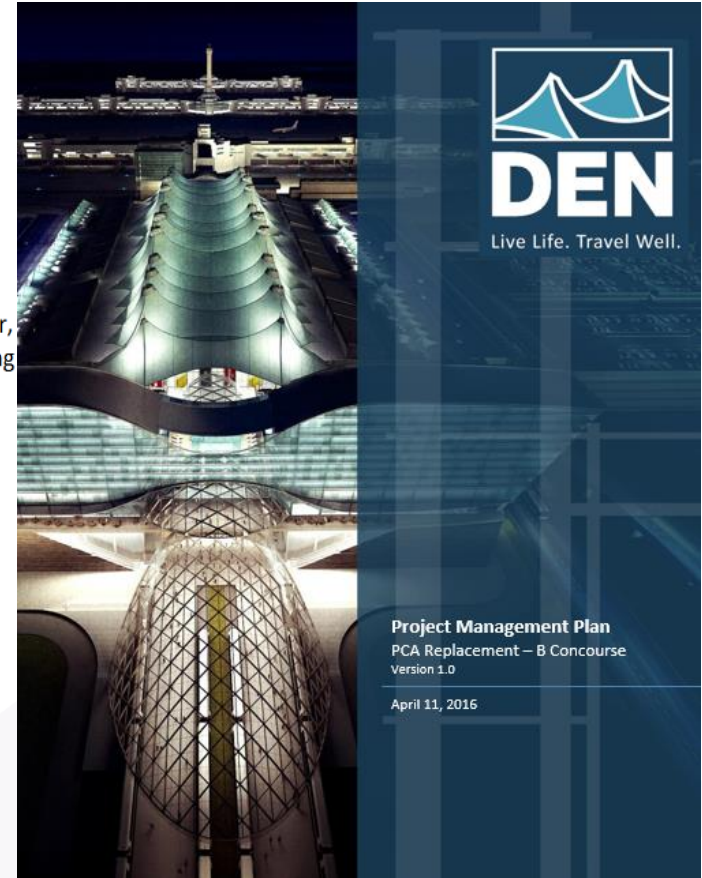
## Document Purpose

The purpose of this Charter is to establish a partnership between the AIM Development Project Manager, Project Sponsor, and Key Stakeholders. This Charter defines several key elements of the Project, including high-level Project Scopes, Summary Schedule, and Project Budget. Signed approval of this Charter provides the Project Manager with authorization to proceed and allows DEN resources to be committed to the Project.

This document is authored by the Project Manager, with inputs from the Project Sponsor and Key Stakeholders. This Charter will be included and archived with Project Documentation upon program completion.

This Charter is based upon the Business Case and will be used as the basis for the development of the Project Requirements Document.

- Ask your Project Manager for:
  - Project Charter
  - Project Management Plan

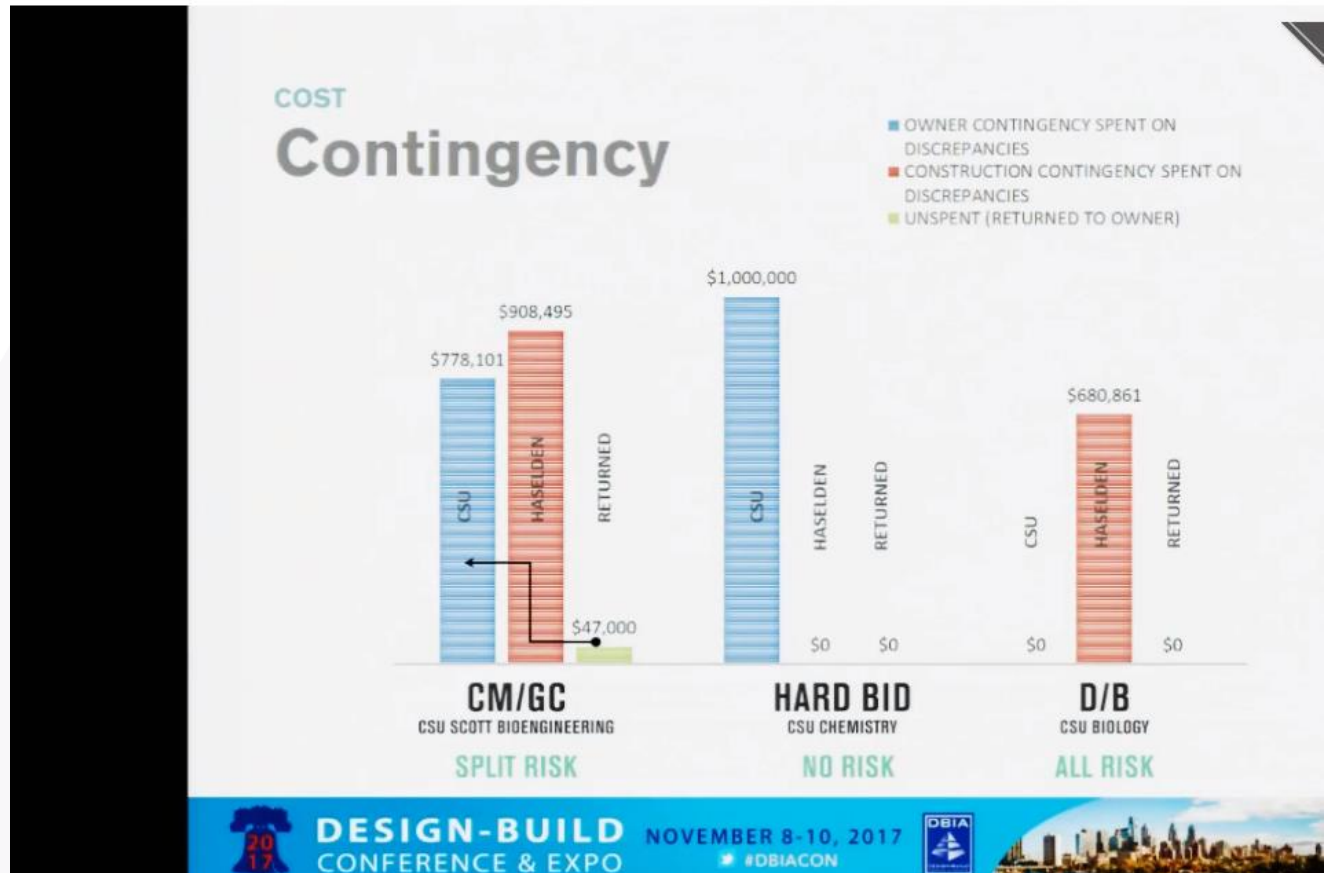


# WHY DEN WANTS COLLABORATION



**DESIGN-BUILD**  
INSTITUTE OF AMERICA

Search







DENVER INTERNATIONAL AIRPORT

**DEN**

# INSURANCE



- Contractor is required to purchase and maintain insurance of the kind and in the minimum amounts specified in the Contract Documents
- Evidence of insurance must be submitted on an ACORD form
- Pay applications can be placed on hold where insurance is not current or in compliance
- Contractor agrees to defend, indemnify, reimburse and hold harmless City, its appointed and elected officials, etc.
- Contractor's duty to defend and indemnify City