



Staff Report

Subject: BioSwale / Parking Lot Design Build

Department/Program: Public Works / Pavement

Recommendation: To advance Cochran Engineering and Weiss Design Group to Phase II and Phase III of the design-build process. A stipend of one-half of one percent of the total project budget will be offered to the proposal not selected for the final project, in accordance with State Law.

Explanation: Request for Qualifications were sought from 11 Engineering firms in Phase I of the Parking lot Bioswale project.

In August 2016, the Missouri legislature added a design-build project delivery option for public improvements projects. Under the new statute, design-builders can qualify for contracts in a three-phase process involving a point system similar to a best-value procurement system. The three phases include a Request for Qualifications, Selection of the most qualified design-builders to prepare a conceptual design without a cost estimate, and thirdly, selection of a design-build firm and negotiation with that contractor for construction cost and contract.

Advantages of the design construction method on this particular type of project might include:

1. Less time and cost involved in a design because of a stream-line process.
2. Few construction contractors available in St. Louis.
3. Accountability. One firm is hired based on their qualifications and reputation to deliver design and construction.

The traditional approach would involve selecting an engineering firm to complete design work, write bid specifications followed by a formal bid process.

We invited 11 firms to participate in this design-build. See results in the table below.

Firm	Status	Reason for decline
Cochran Engineering	Agreed to participate	
Weiss Design Group	Agreed to participate	
CDG Engineers	Declined	No construction partner
TWM Engineering	Declined	No construction partner
Access Engineering	Declined	No team selected
ABNA Engineering	Declined	No reason
HR Green	Declined	No team/partner available
Wood Environment Solutions	Declined	Not interested
Horner and Shifrin	Declined	No team available
EFK Moen	Declined	No construction partner
IMEG Civil Engineering	Declined	No team available

Submitted By: Jim Link, Director of Public Works

Date: September 4th, 2019