

# Design Build

June 2009

A Case Study: USC Aiken  
Pacer Crossings Dormitory

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# Design-Build Overview

- Background
- Results
- Lessons Learned

## Design-Build Background

- Title: Construct Pacer Crossings Dormitory
- Scope: 300 Beds
- Cost: \$16.5M
- Project Start Date: May 07
- Project Completion Date: May 08
- USC Project Manager: Delisa Clark, PE
- OSE Project Manager: Gary Wolford, RA
- Design-Builder: Weaver Cooke Const, LLC
- Architecture/Engineer: Clark-Nexsen A/E

# Design-Build Background

- Why?
  - Built a similar dorm earlier
  - Knew finishes, costs, expectations
- How?
  - Letter to OSE stating desire
  - RFQ to pre-qualify
  - RFP
  - Very extensive up front

# Design-Build Results



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# Design-Build Results



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## Design-Build Results

- Within Budget
- Two Months Ahead of Schedule
- Only 3-4 Change Orders...all customer requested
- One-Year Warranty Walk-Thru had no fixes inside or outside!
- Happy Customer
- 'Nuff Said!

# Design-Build Lessons Learned

- Requires good communications and chemistry by all parties at each step
- Alignment session at start critical to understanding roles
- Need an informed customer who can adequately communicate expectations and priorities and has authority to make critical decisions

# Design-Build Lessons Learned

- Need to make decisions quickly to ensure success
- Weekly project managers meeting a must
- Monthly owners meeting a must



**Design-Build**

**Questions?**



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