



SESSION # CT-07

SEPTEMBER 20, 2013 | 11:00 AM

Courts Design Excellence and Rapid Delivery at Billings and Bakersfield



**The
Future
Is Now:
Alternative
Project Delivery**

AIA AAJ NATIONAL CONFERENCE
PORTLAND, OR | SEPTEMBER 18–21 2013



THE AMERICAN INSTITUTE
OF ARCHITECTS
Academy of Architecture for Justice

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Course Description

In this case study session, NBBJ will present their learning's from the design and delivery of the GSA's first two competition-selected, design-build, Design Excellence courthouses. The architects will focus on the innovations required in both design and process to achieve the goals of this new GSA delivery model.



Learning Objectives

1. Develop an understanding of the GSA Design-Build, Design Excellence Competition process.
2. Learn from two built examples of integrated design and their approach to Design Excellence.
3. Explore examples of the challenges and opportunities of high-performance courthouse projects.
4. Understand the challenges and opportunities of this type of delivery model for future projects.





AIA AAJ Conference 2013

Courts Design Excellence and Rapid Delivery at Billings and Bakersfield

A Push for Speed, Beauty, High Performance.

GSA's first two design-build, Design Excellence courthouse projects selected through design competition with guaranteed price and fixed schedule



The American Recovery and Reinvestment Act

The 2009 'Stimulus' program created private sector jobs by funding and expediting projects ready for development

RECOVERY IN PROGRESS
Working for you. Working for Bakersfield.



President Barack Obama

Constructed by the
U.S. General Services Administration
Public Buildings Service

Martha N. Johnson
Administrator
U.S. General Services Administration

Robert A. Peck
Commissioner
U.S. General Services Administration

Jeffery E. Neely
Acting Regional Administrator
GSA Pacific Rim Region

NBBJ

TYPICAL GSA COURTHOUSE DEVELOPMENT

DESIGN TEAM SELECTION...CONCEPT DESIGN...PEER REVIEW...SCHEMATIC DESIGN...DESIGN DEVELOPMENT...CONSTRUCTION DOCUMENTS...BID/AWARD...CONSTRUCTION...COMMISSIONING

60 Months

BAKERSFIELD

COMPETITION...PEERREVIEWS...DESIGN DOCUMENTATION...CONSTRUCTION...COMMISSIONING

30 Months

BILLINGS

COMPETITION...PEERREVIEWS...DESIGN DOCUMENTATION...CONSTRUCTION...COMMISSIONING

30 Months

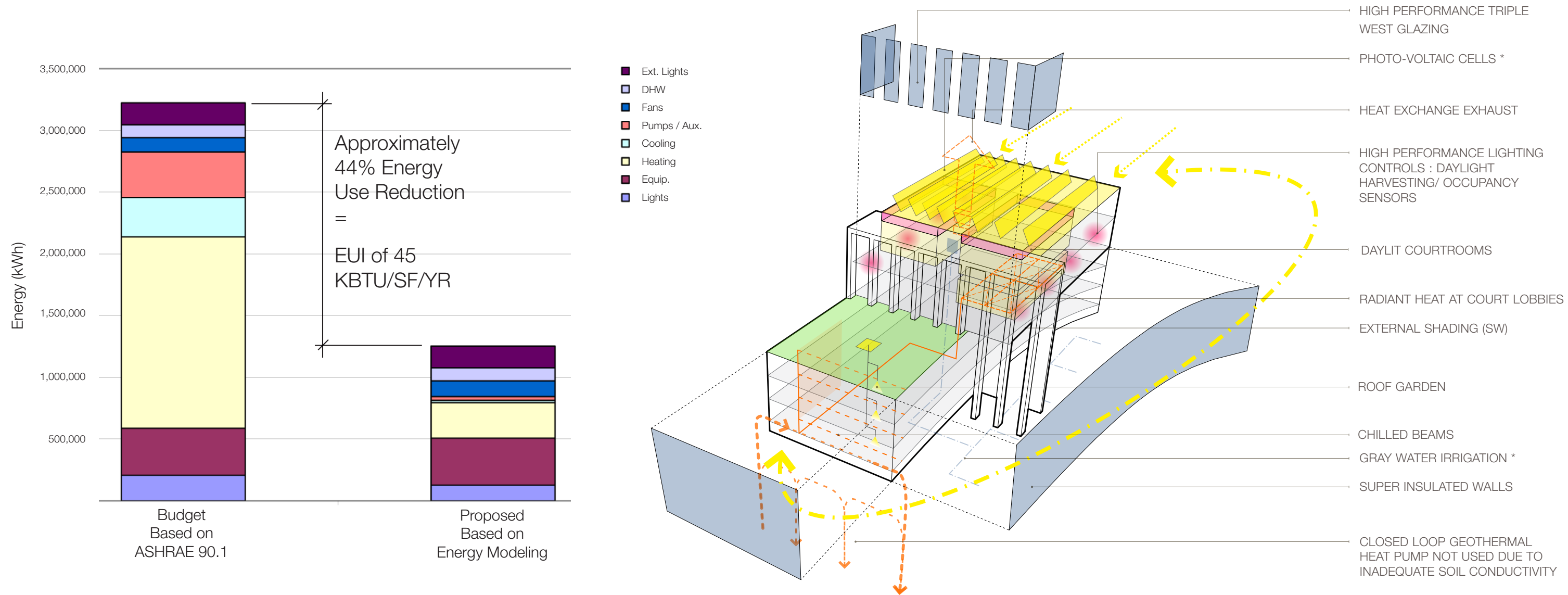
6 WEEK DESIGN COMPETITION WITH GUARANTEED PRICE PROPOSAL



The Design Excellence Program

Major emphasis should be placed on the choice of designs that embody the finest contemporary American architectural thought. Specific attention should be paid to... regional architectural traditions of that part of the Nation in which buildings are located.

-Daniel Patrick Moynahan



High Performance Outcomes

A key goal of the ARRA program was to create a legacy of conservation that would help move the country toward energy independence



The Projects: Delivering on Promises

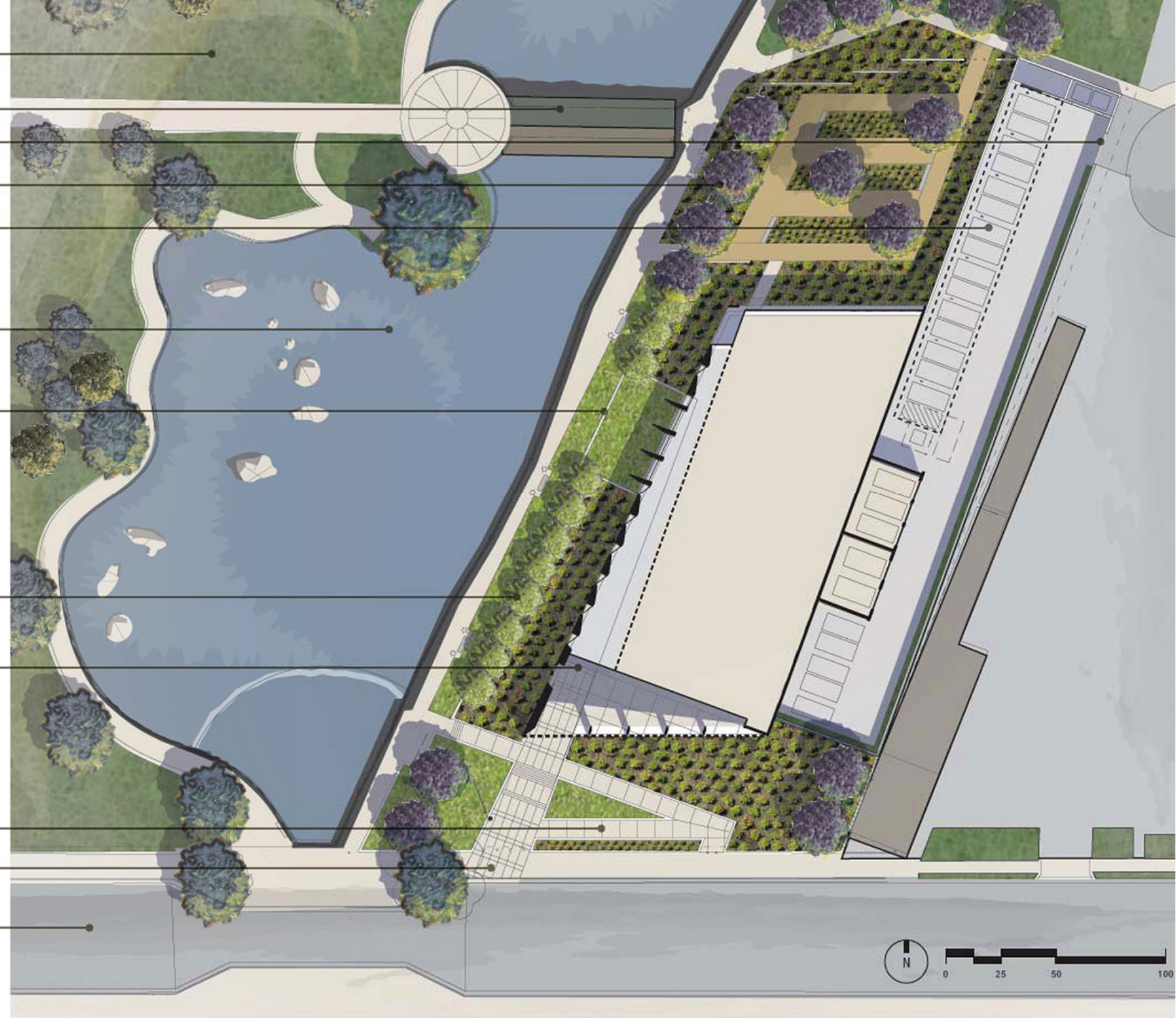
New Courthouses at Billings and Bakersfield



United States Courthouse
Bakersfield, California



- Mill Creek Park
- Existing Bridge
- Secure Gate
- Jacaranda Grove
- Covered Parking
- Mill Creek
- Landscape Wall
- Palo Verde Trees
- Public Entry
- Barrier Free Path
- Public Plaza
- 19th Street



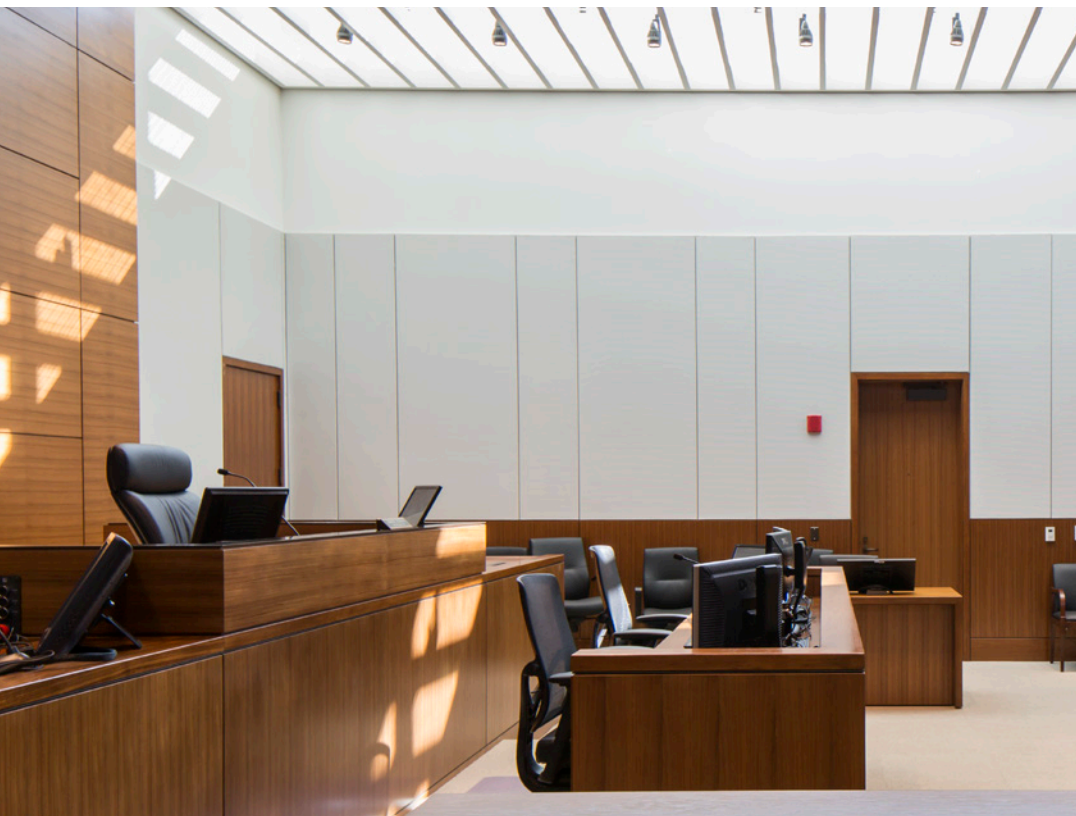


UNITED STATES OF AMERICA
District of Columbia
2012

UNITED STATES COURTHOUSE



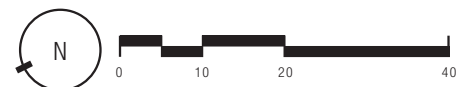
Room 2
Courtroom
Jury Assembly
Room
Office of the
Clerk
Room 1
U.S. Marshals
Service
U.S. Pretrial
Services
U.S. Probation
U.S. COURTHOUSE





- 1 Public Lobby
- 2 Courtroom Waiting
- 3 Courtroom
- 4 Jury Assembly
- 5 Jury Deliberation
- 6 Judicial Chambers
- 7 Courtroom Holding
- 8 Clerks
- 9 Mechanical Plant
- 10 AV/IT Infrastructure

Level 2 Plan





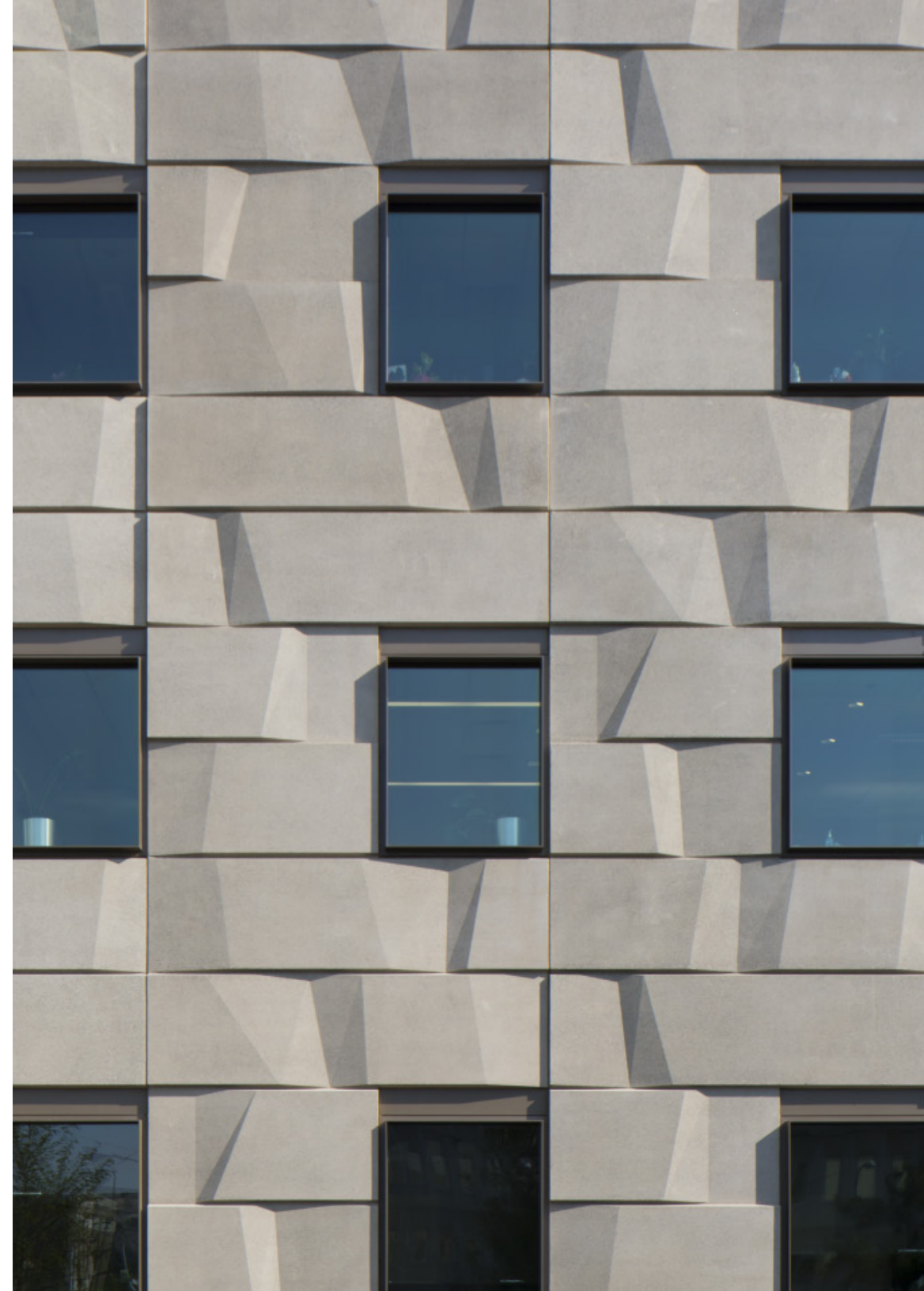
United States Courthouse
Billings, Montana

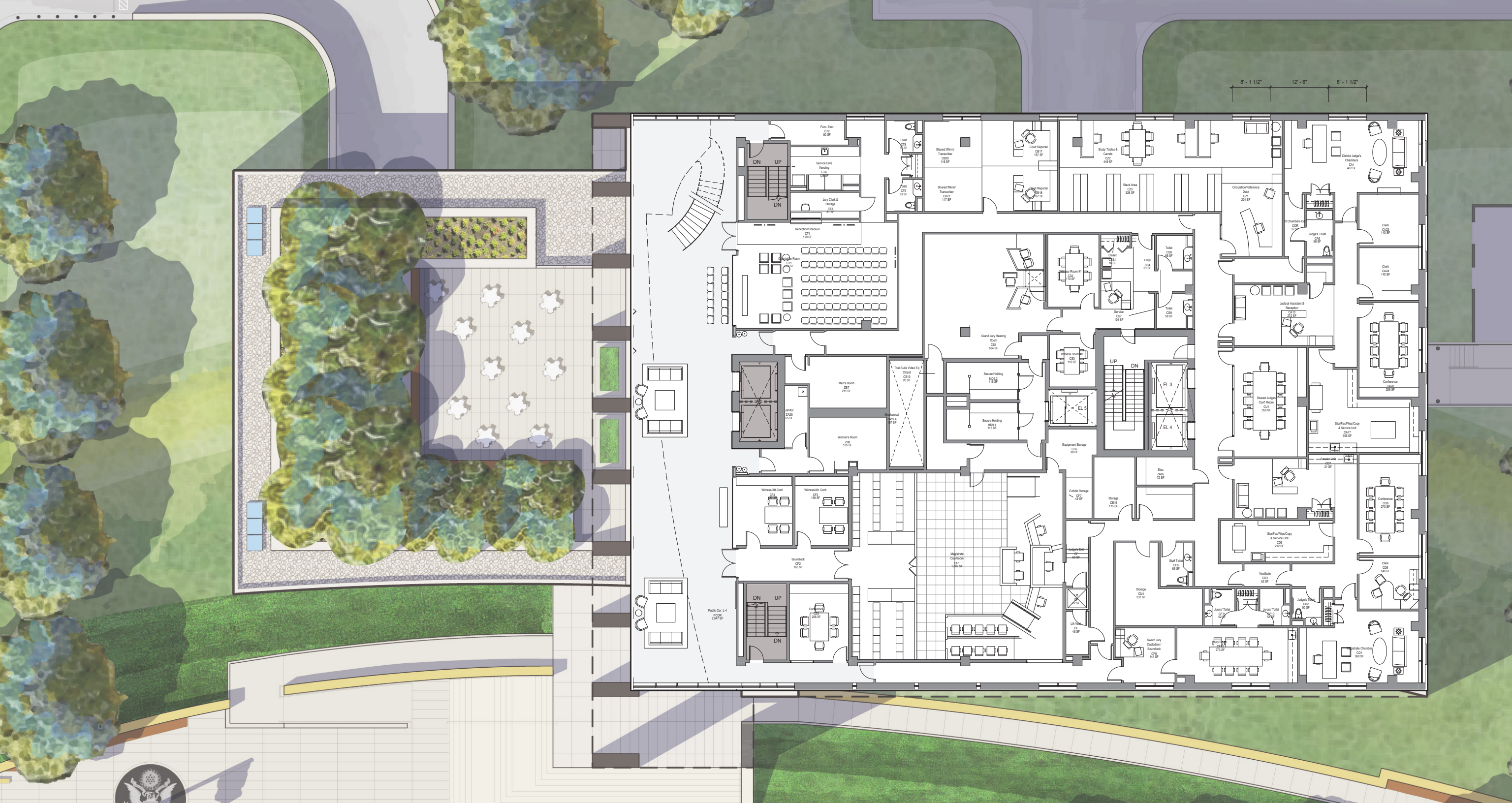








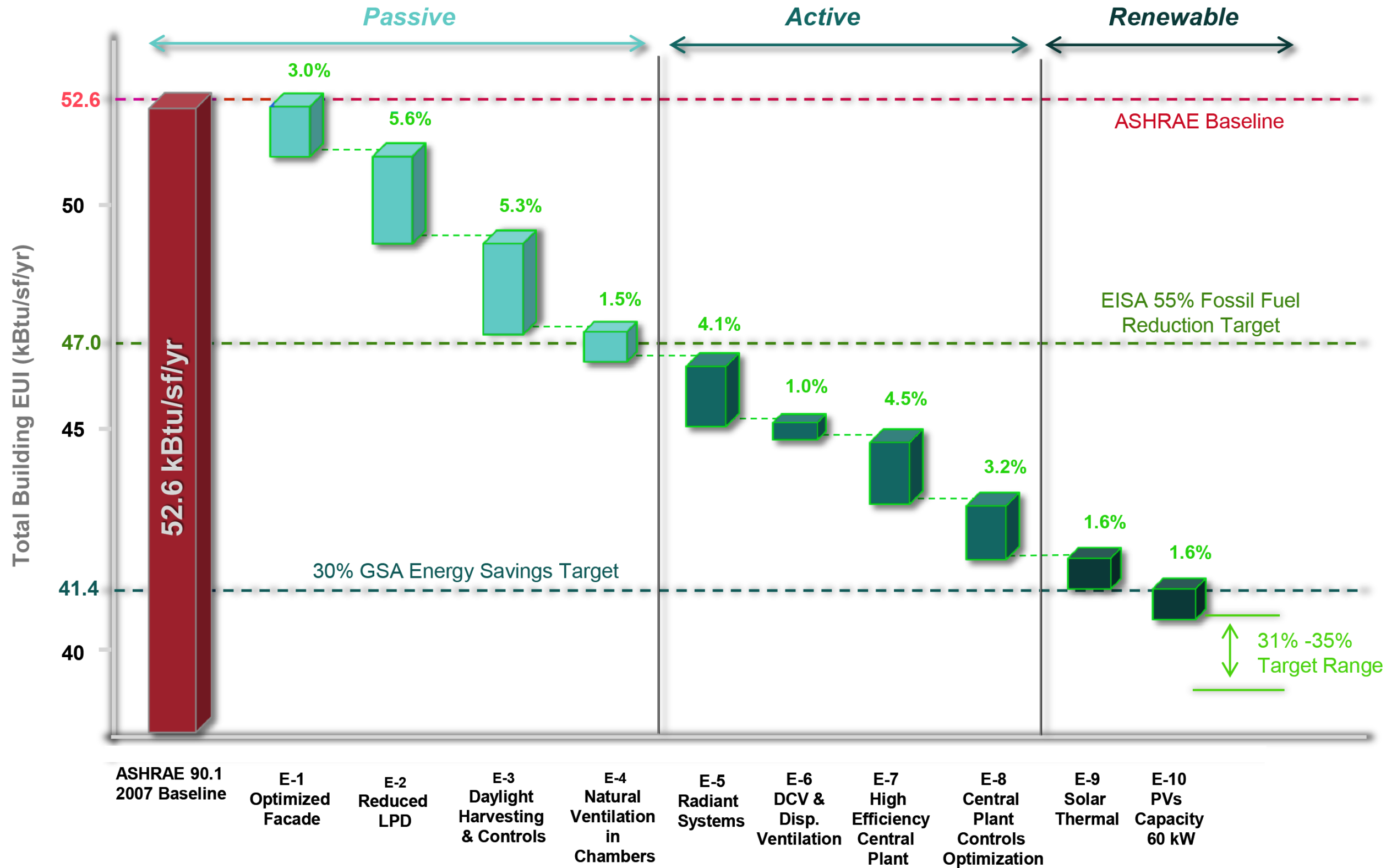






United States Courthouse
Los Angeles, California [Proposed]



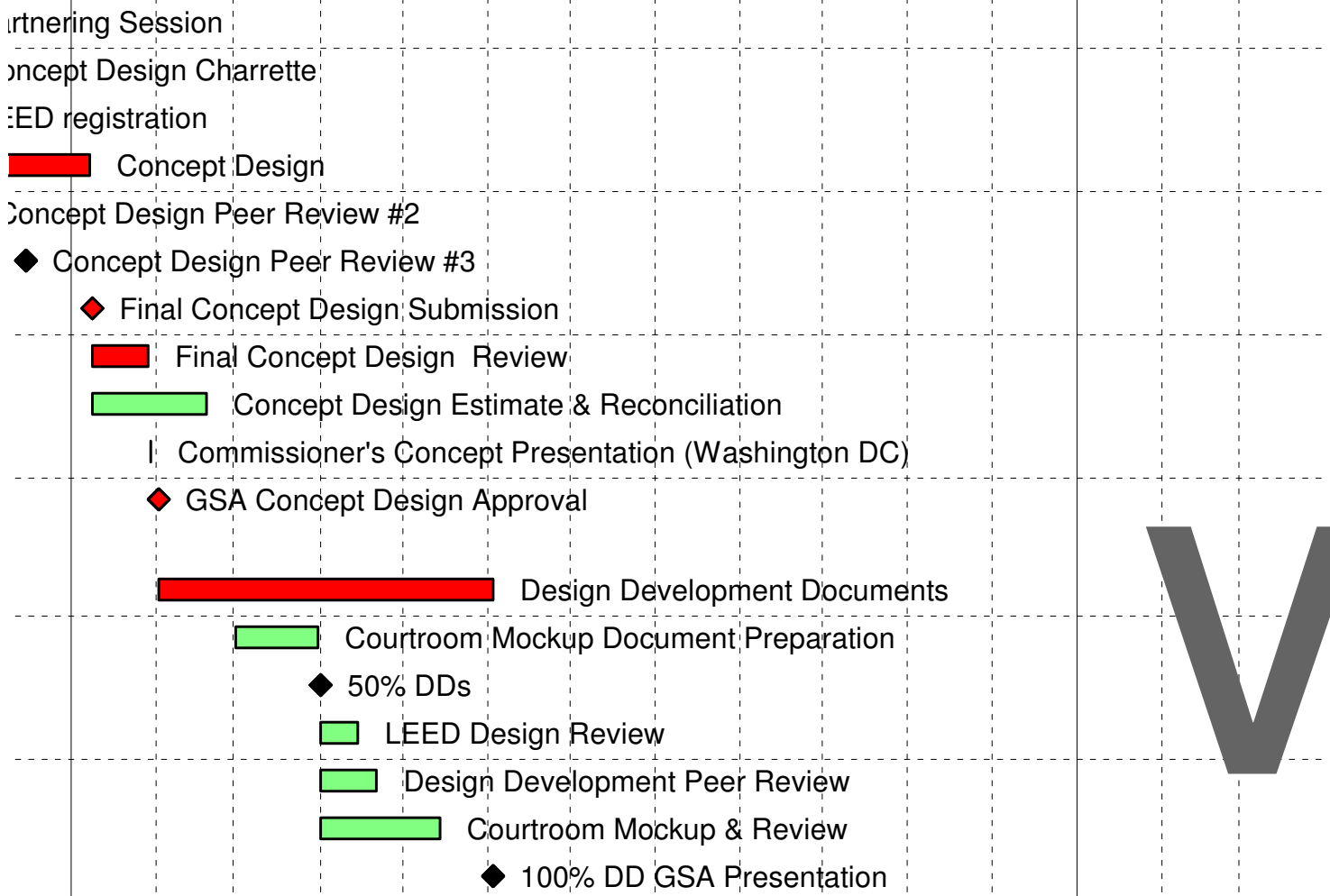




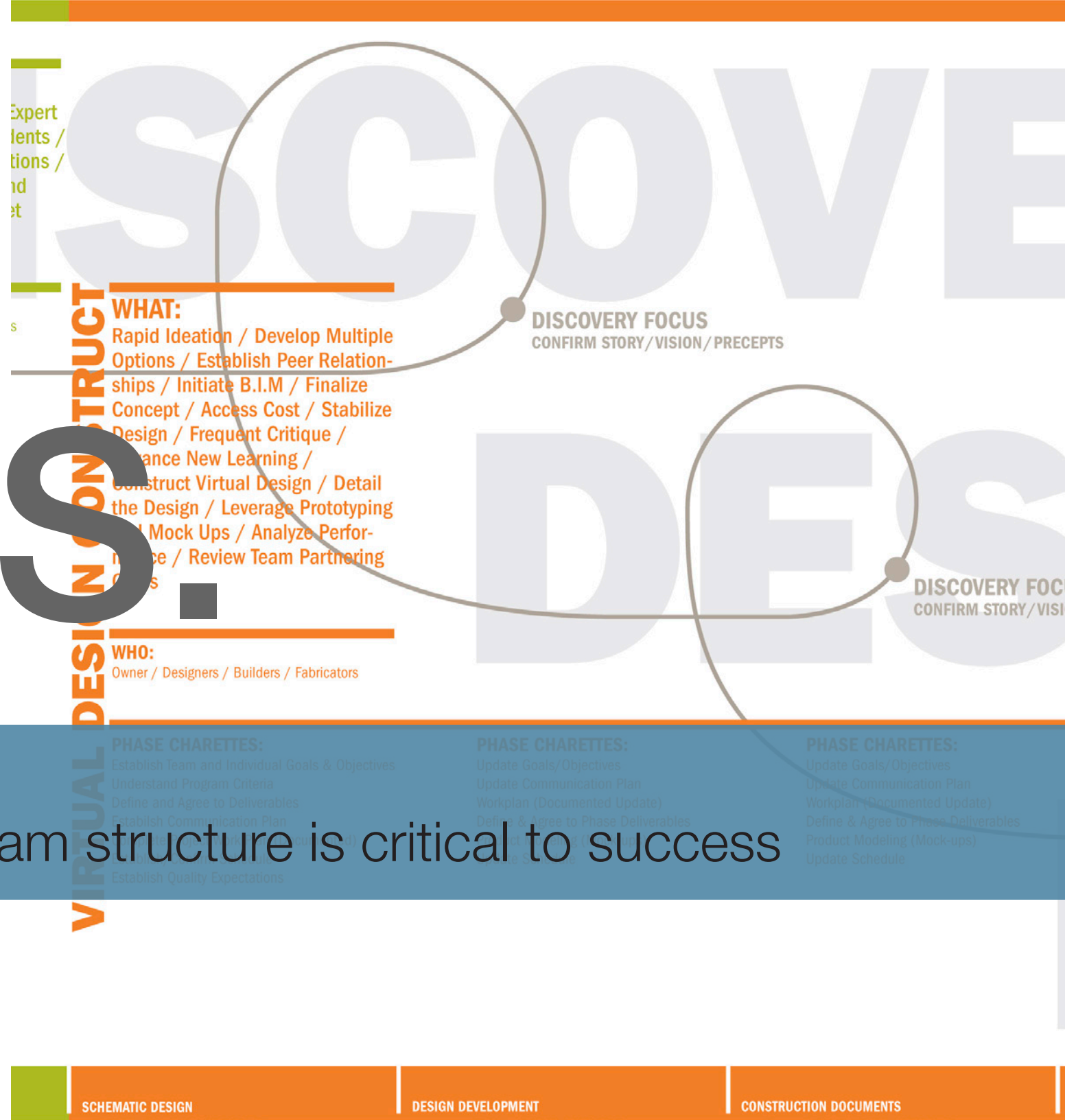


The Process: Competition, Design Development and Construction Phases

Some Lessons Learned

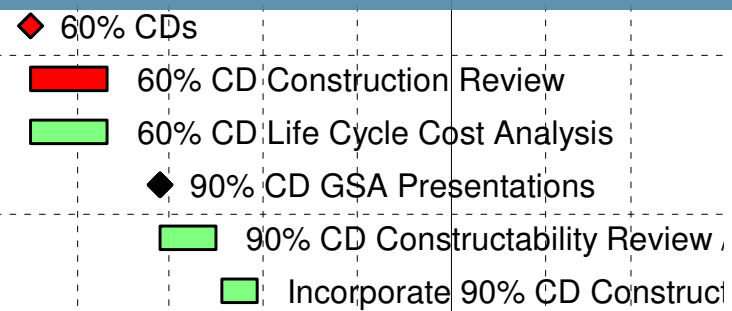


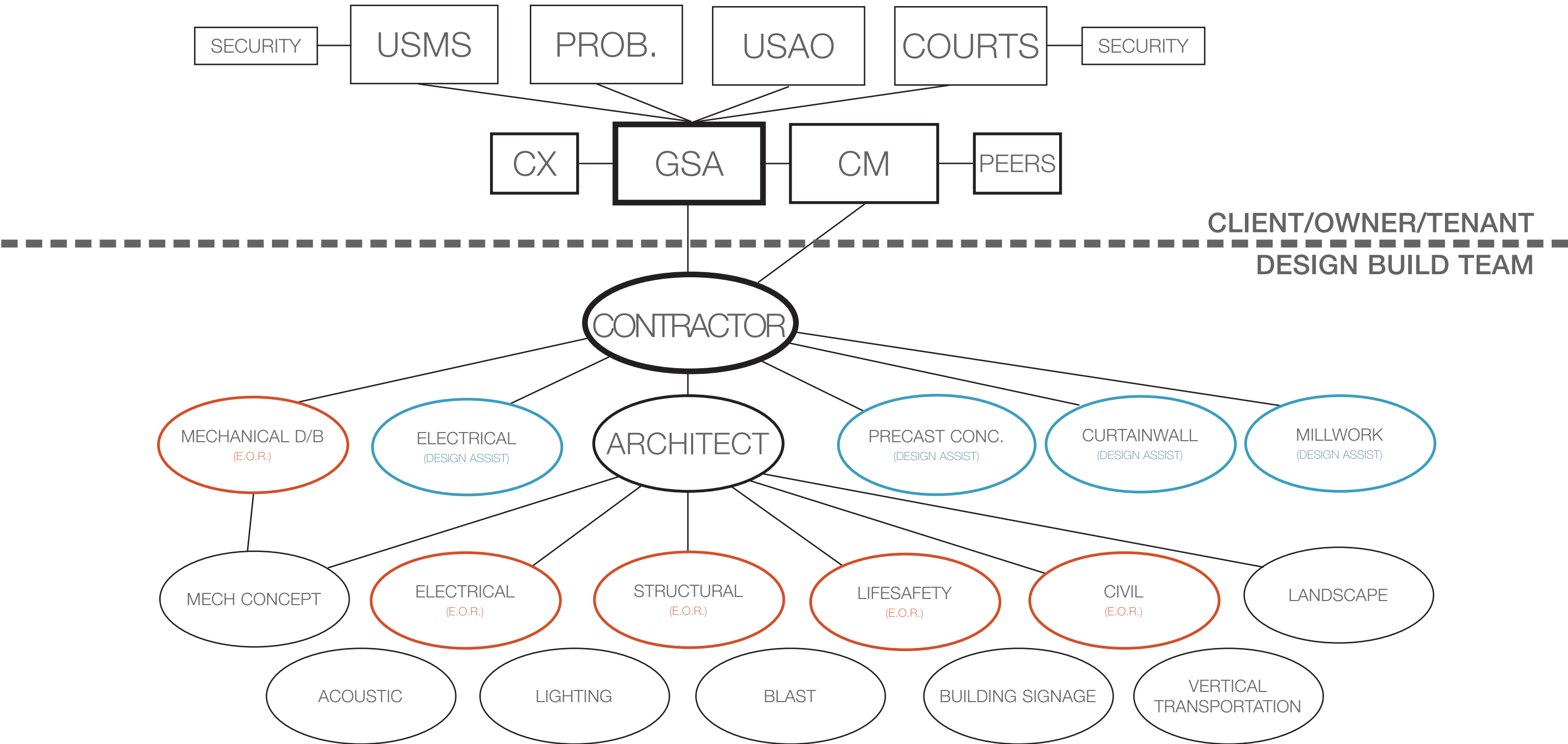
VS.



Competition Phase

Selecting and coordinating a winning team structure is critical to success

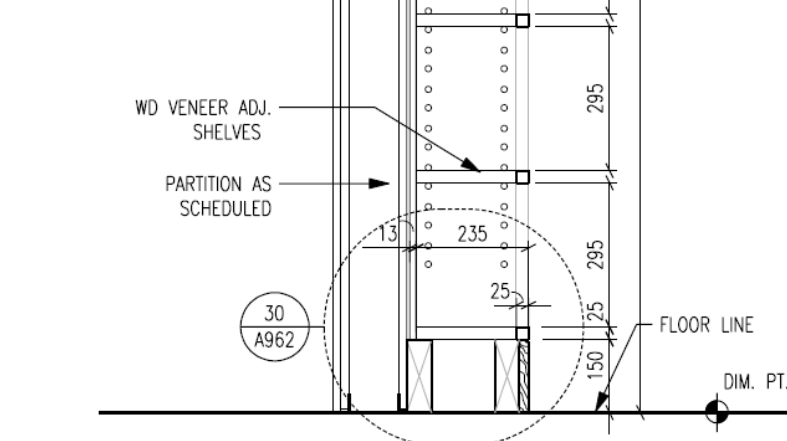




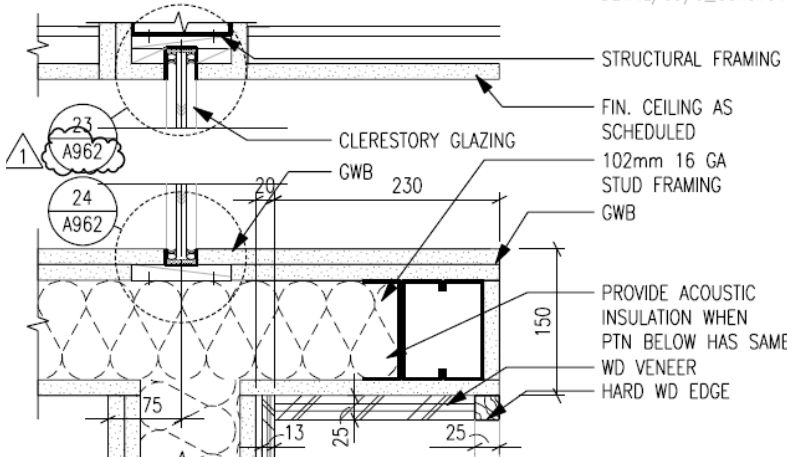


Leverage precedents for scope definition (separate from design intent)

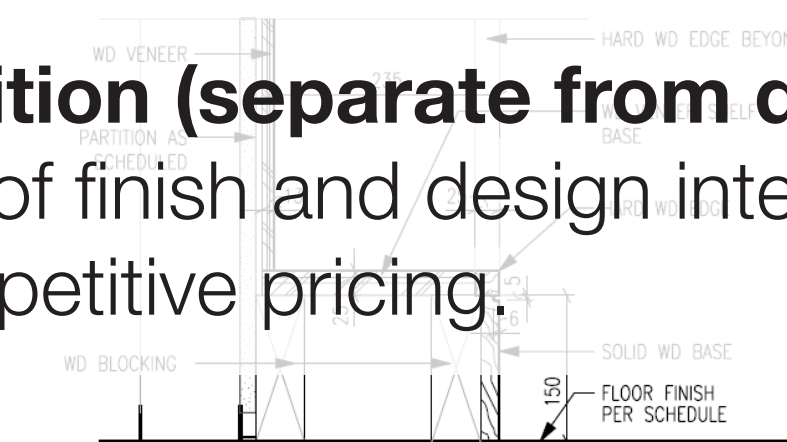
Look for shortcuts to communicate level of finish and design intent to allow estimators to develop confident and competitive pricing.



28 SECTION AT BOOK SHELVES
1:10
DETAIL/09/9_9shelf01

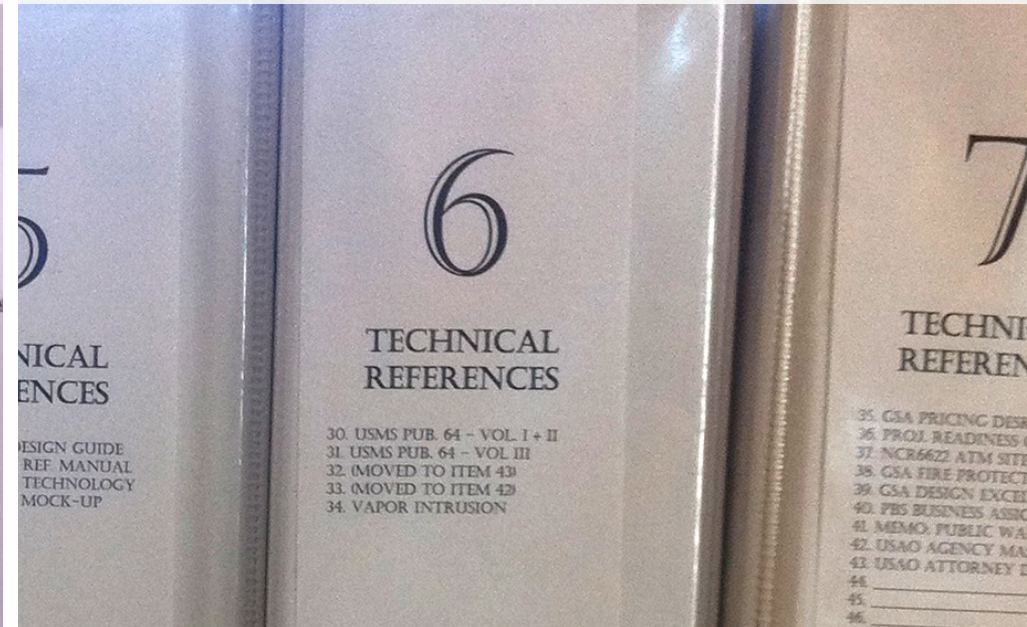
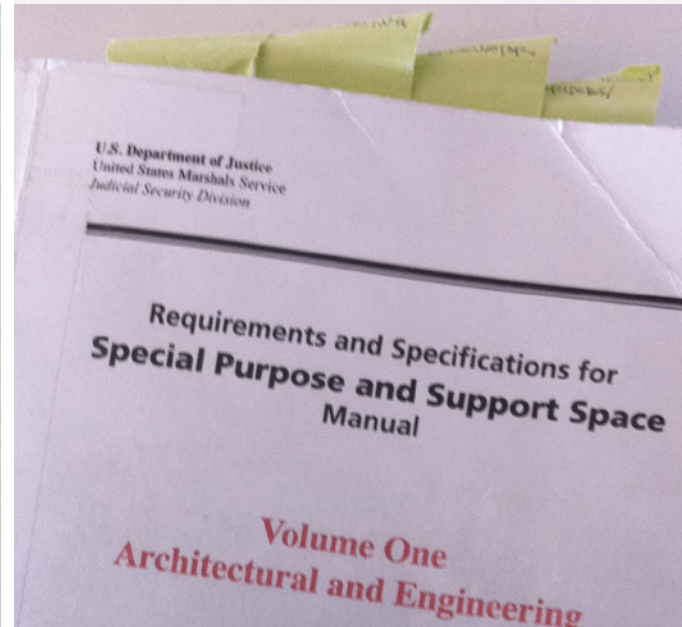


29 BOOK SHELVES/CLERESTORY DETAIL
1:5
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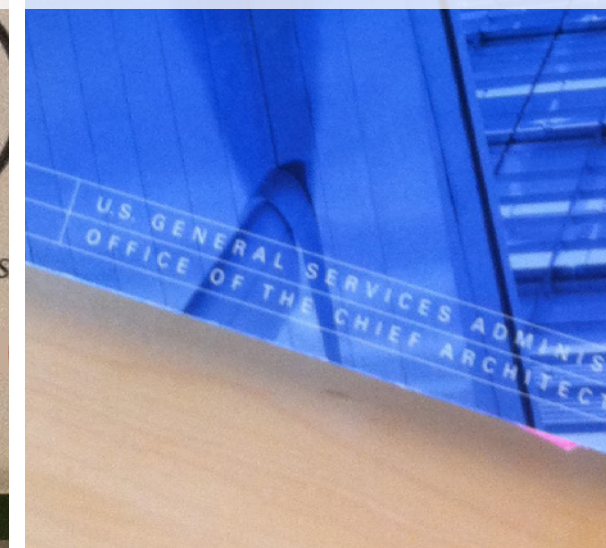
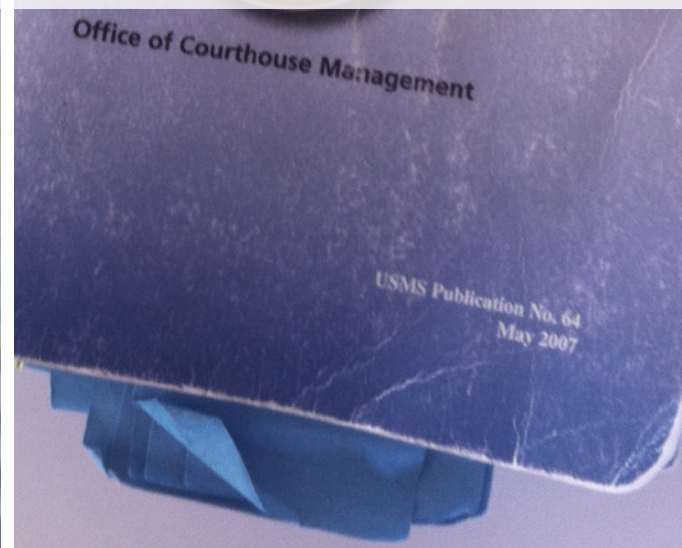
30 BOOK SHELVES BASE DETAIL
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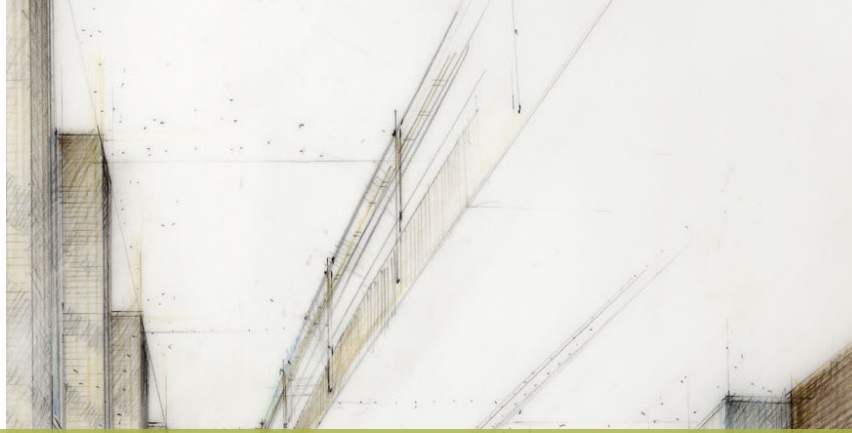
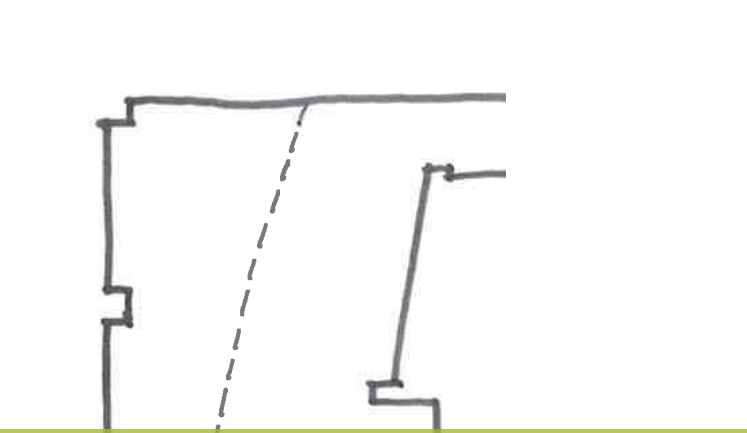
- 03-Concrete**
- 04-Masonry & Stone**
- 05-Metals**
- 06-Wood, Plastics & Composites**
- 07-Thermal & Moisture Protection**
- 08-Openings**
- 09-Finishes**
- 10-Specialties**
- 11-Equipment**
- 12-Furnishings**
- 13-Special Construction**
- 14-Conveying Systems**
- 21-Fire Suppression**
- 22-Plumbing**
- 23-HVAC**
- 25-Integrated Automation**
- 26-Electronic Safety & Security**
- 27-Communications**
- 28-Electronic Safety & Security**
- 31-Earthwork**
- 32-Exterior Improvements**
- 33-Site Utilities**



Design Development Phase

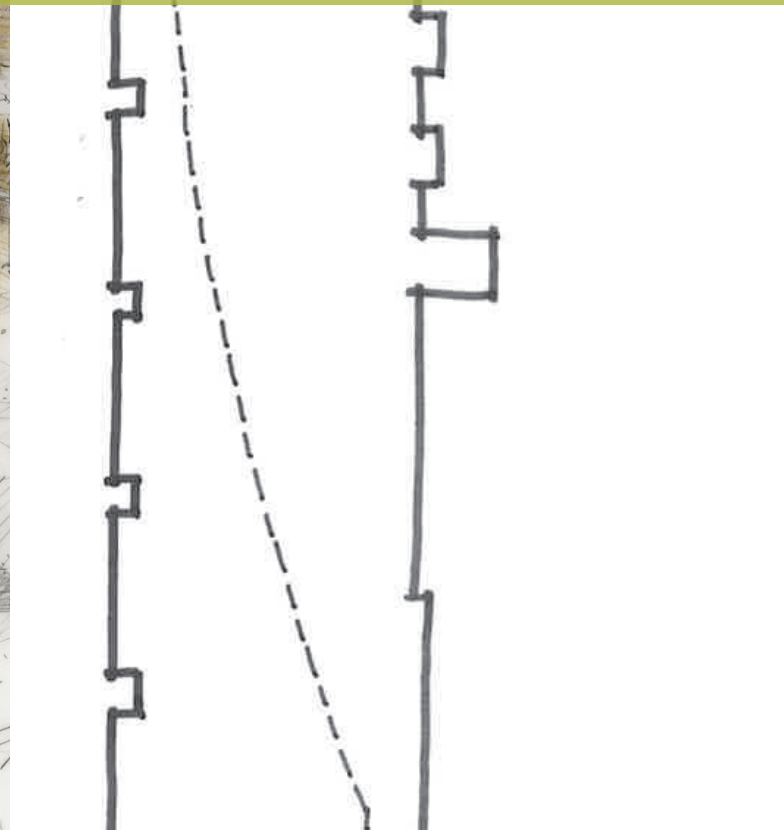
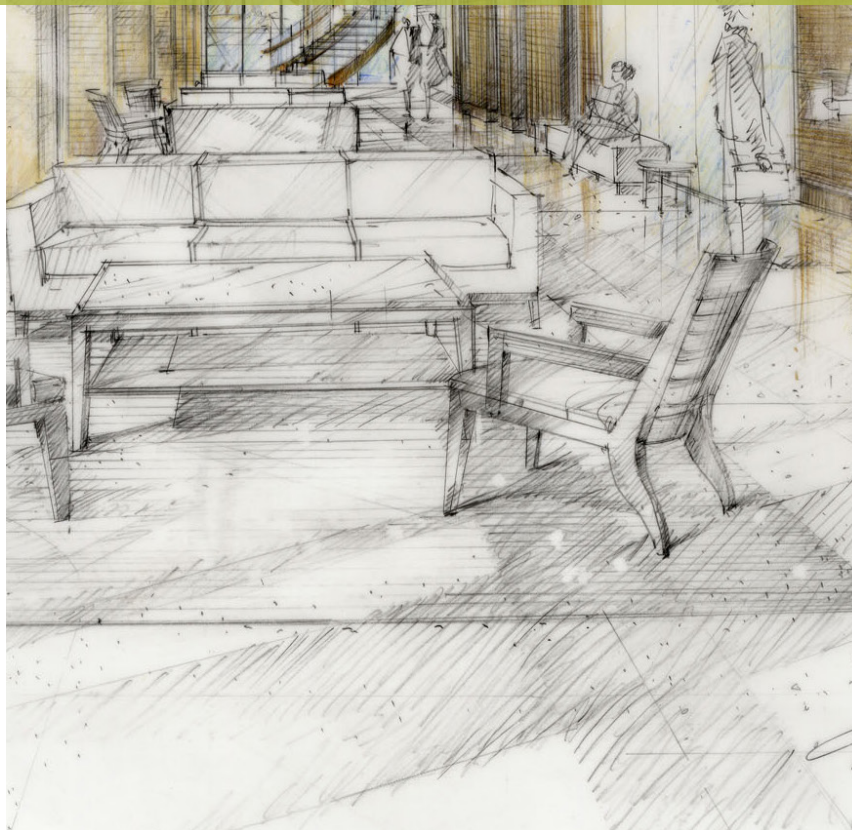
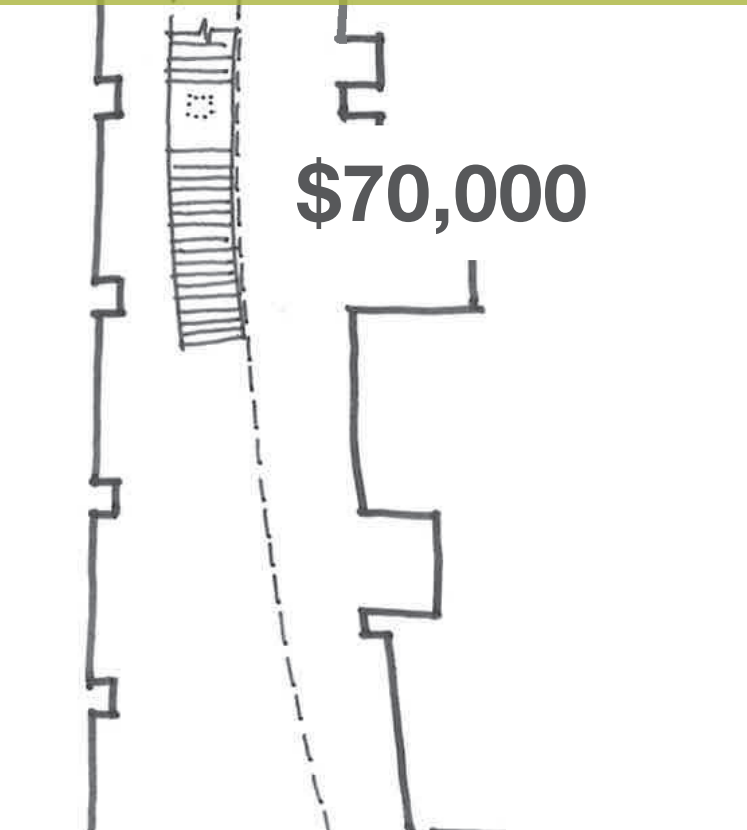
With the high volume of special requirements, it is imperative that each trade partner be independently familiar with the published standards.

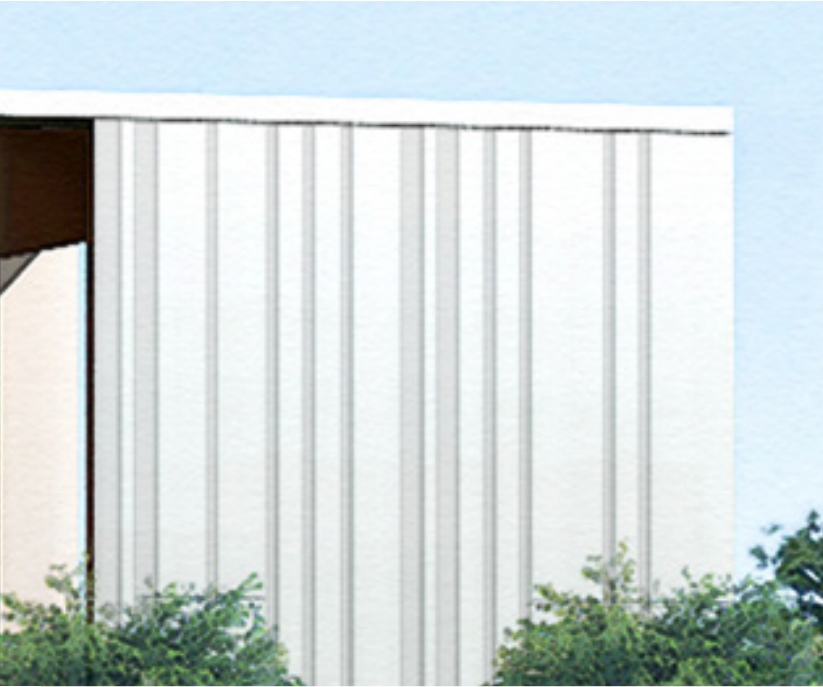




Managing Scope in a Guaranteed Price Process

Despite pressure for quick turn-arounds, maintain a process where design refinements are vetted with contractor before presentation to client.

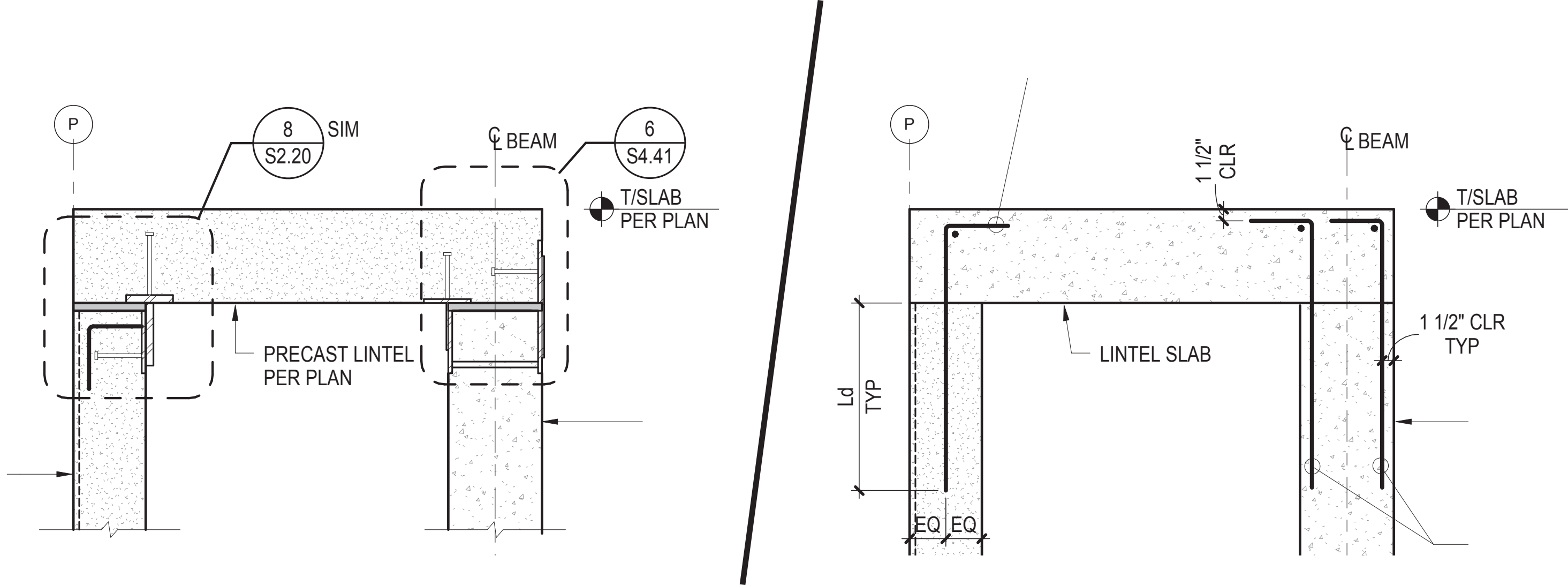




Construction Phase

D/B teaming can lead to more collaborative and refined craft, but the architect may take on increased risk when the line between design intent and construction means and methods is blurred.





Managing Change Between Trades

Create a clear process for change management, and validate assumptions along the way for constant course correction. Ensure the team manages impacts of one partner's exclusions on other partners' scope.



Going Forward: Opportunities and Challenges

GUIDE TO DESIGN EXCELLENCE

Broad Adoption Of This Delivery Model Across Civic Markets

The GSA's model for delivering Design Excellence, Design-Build projects through Guaranteed Price Design Competitions is being adopted by other federal, state and local government agencies.

I have spoken frequently about the importance of diplomacy in advancing our national foreign policy. Diplomacy in its broadest sense is not just the realm of government policies, beyond the halls of foreign ministries and presidential palaces. Diplomacy that directly touches the lives of everyday people. That evokes our universal aspirations as human beings.

The works of our artists, architects, and

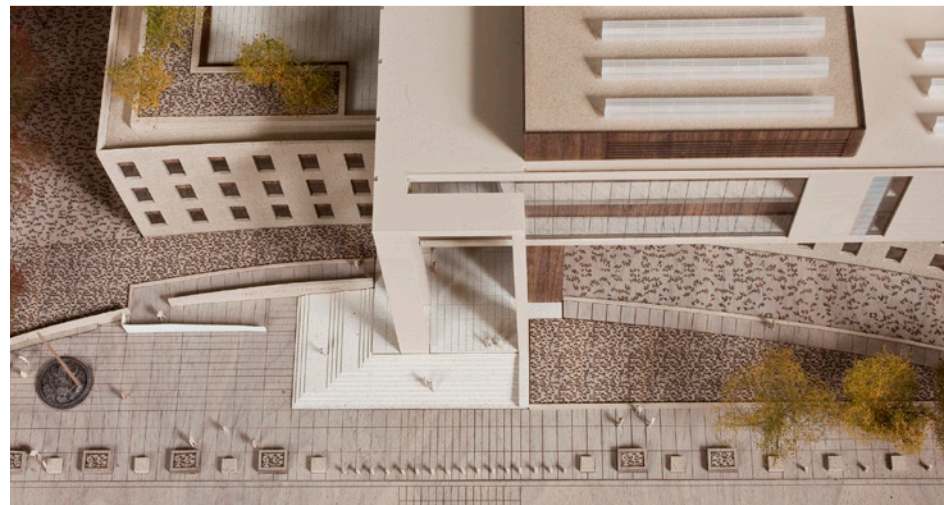
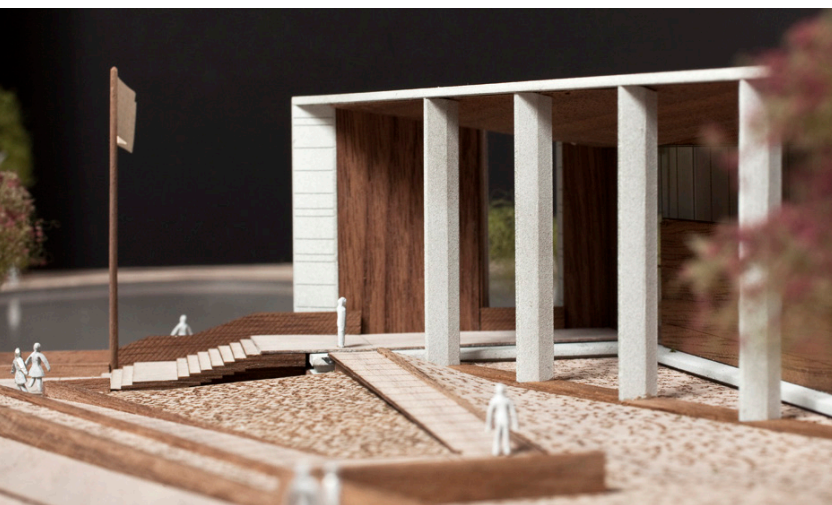
We fly the flag at over 270 diplomatic missions, primarily embassies and consulates. Diplomatic facilities are platforms from which the United States engages influence throughout the world, but they also embody the physical presence of the United States beyond our borders and as iconic symbols of the values and aspirations of the American people. The vast majority of people in the world will never have the privilege of visiting our country. For many millions of people, our embassies and consulates are as close as they will ever come to the United States. Our buildings should represent American ideals—from dignity and stability to openness and innovation.

The Bureau of Overseas Buildings Operations (OBO) has much to be proud of as we look back on past accomplishments. We have come a long way since the August 1998 bombings of the United States embassies in Nairobi and Dar es Salaam. Since 1999, as part of the Department's Capital Security Construction Program, OBO has completed 89 new diplomatic facilities and has an additional 43 projects in design and construction. The program has successfully moved more than 27,000 people into new



Challenge: Cost of Competition Limits Pool of Proposals

Developing a compelling, high performance design with enough detail to mitigate risk of a guaranteed price and schedule is a significant filter - potentially a direct challenge to Senator Moynihan's vision.



A modern building with a copper-clad overhang and a man walking on a balcony. The building features large glass windows and a series of vertical concrete columns. A man in a light blue shirt and dark pants is walking on a balcony with a black metal railing. The background shows a clear blue sky and some greenery.

Opportunities for Innovation and Craft

An integrated design-build team can meaningfully explore construction techniques, technology, and material use at the concept design stage to create new types of value.





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