

## Subject: Recommendation to Pivot to Progressive Design-Build for Teen Community Center Project

Public Works is planning to pivot the capital delivery method for the Teen Community Center Project from traditional design-bid-build to Progressive Design-Build (PDB), consistent with the approach currently used for the MOC.

This recommendation is based on discussions with subject matter experts, including four architects, an outreach consultant, an Owner's Representative, and a contractor.

### Why PDB?

The project scope and budget are not yet fully defined. Under a traditional design-bid-build approach, this work would typically occur through a separate master planning process, including community engagement, followed by design and bidding.

Using Progressive Design-Build allows planning work to occur during the Validation phase of the contract, bringing together the City, designer, contractor, and community stakeholders in a single collaborative process to define project goals, refine the scope, and establish a reliable budget. Rather than the traditional sequential approach—engaging the community, developing a design and cost estimate, and then returning to adjust scope if costs are too high—Validation enables stakeholders to work together in real time. This allows for immediate understanding of the cost implications of different program and design decisions as they are made, improving transparency, supporting more informed tradeoffs, and reducing the overall time needed to align scope, schedule, and budget.

PDB also supports a more efficient timeline. While Validation requires upfront coordination, it allows overlap between design and construction activities, thereby accelerating overall project delivery.

### Considerations

Pursuing PDB will require upfront time to obtain approval from the Project Review Committee (PRC). However, this is expected to be offset by schedule efficiencies later in the project, including the potential to begin construction and procure long-lead materials earlier.

### Next Steps

- Hire an Owner's Representative and apply to the Project Review Committee (PRC) for consideration of alternative project delivery (April-June 2026)

- Reach out to potential Progressive Design-Build (PDB) teaming partners (April-June 2026)
- If PRC approval is obtained, issue a Request for Qualifications (RFQ) and select a PDB team (July-September 2026)
- Begin Validation (October 2026)

Once the owner's representative is selected, the City can begin developing the initial stakeholder identification and engagement, which will further inform and refine the validation process.