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April 29, 2016

Hon. Carl Heastie
Speaker
New York State Assembly
LOB Room 932
Albany, NY 12248

Dear Speaker Heastie:

The Building Congress urges you to support A.7590, which would permit certain agencies of the City of New York to employ the design-build construction method.

Design-build allows public agencies to procure a single project team to both design and build public works. Today, the City is confined to using only *a single type of project delivery* – design-bid-build – for virtually all construction projects in its \$8 billion annual capital program. This approach requires two procurements: the City agency first retains a designer to develop plans for a project. Once this process is complete, the agency must then undertake another procurement for a construction team to build the project.

The building industry is rapidly migrating to more collaborative delivery methods, including design-build, where the owner retains both the designer and the contracting team, enabling them to partner and problem-solve during the earliest stages of project. This process yields critical benefits, making designs reflect on-the-ground conditions and reducing the likelihood of costly and time consuming changes during construction when design flaws are typically found.

It has been argued that design-bid-build encourages the independence of the designer and enables agencies to exert greater control over project details. However, complicated public works demand more collaboration as well as *greater* agency involvement, rather than less. The Building Congress has long urged agencies with large, sophisticated capital programs to enhance their project management capacity.

New York City and State agencies that have used design-build and other collaborative delivery methods have recorded a number of successes: the New NY Bridge Project, the Kosciuszko Bridge, and a new long-term care facility for the Health and Hospitals Corporation, to name just a few. These projects progressed faster and remained closer to initial budget projections than other large projects procured using traditional design-bid-build.

It is time for New York State to enable the City to use design-build project delivery, a delivery method with proven results. The Building Congress urges your endorsement and the Assembly to pass A.7590.

Sincerely,

Richard T. Anderson
President

cc: Hon. Michael Benedetto