

# **DESIGN BUILD OVERVIEW**

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**Construction Component Support**



# Overview of Design-Build Construction Contracts

- Acquisition Strategy
- Non-traditional roles and responsibilities
- RFP Development
- Design-Build Proposal Evaluation
- Post-Award Design-Build Administration



# Non-traditional Roles & Responsibilities

- Roles defined by Contract and RFP
- Owner's responsibility
- Contractor's responsibility
- In-House Roles

<b>PROJECT PHASE</b>	<b>Client</b>	<b>PM/PL</b>	<b>ROICC</b>	<b>AQ</b>
Project Initiation & Requirement	TL	S		
Site & Engineering Studies	S	TL		S
Develop Project Requirements	S	TL	S	S
Phase I RFP- Technical Qualifications	S	TL	S	AL
Phase II RFP	S	TL	S	AL
Design Phase	S	S	TL	AL
Construction	S	S	TL/AL	S/AL

# RFP Content

- **Every RFP will be different**
- **Stress known Definable Features of Work**
- **What the customer wants – factors to define concept and evaluate proposals**
- **Factors for evaluating Constructor & Designer –Best Qualified**
- **Transition from SPECSINTAC for D/B RFPs to NAVFAC-wide Format**



# Proposal Evaluation

- **Multiple Award Contracts and Design Build**
- **Two Phase Design Build (FAR 36.3)**
- **Phase I Technical Factors**
- **Best Qualified**
- **Phase II Evaluation of Concept**
- **Funds Available for Award**



# Post Award Administration

- “Handshake” Meeting
- Post-award Design Kick-off
- Pre-construction Conference
- Submittals
- Construction Progress Schedule
- Contractor Quality Control



# Post Award Administration

(Continued)

- Value Engineering after Award
- Modification to Design Fees
- Order of Precedence
- Partnering



# Design Submittals

- Reviewed for conformance
- Government responsibility for part of design...only if:
  - ◆ Clearly set forth in RFP documents
  - ◆ Government approval required
- Deviations
  - ◆ Proposal Documents
  - ◆ RFP



# Product Submittals

- Set forth in RFP documents
- Approval by AE of Record (AE#2)
- “Virtual” product specifications
- Deviations
- Sustainable Design



# Design Quality Control

- **Technical Review by:**
  - ◆ **competent &**
  - ◆ **independent reviewers**
- **Discipline-specific checklists**
- **Lessons Learned process use**
- **Responsible person within CQC organization oversees**



# Value Engineering After Award

- **May refuse for:**
  - “performance oriented” elements
- **May consider for:**
  - “prescriptive” elements
  - Elements not in the RFP



# Permits

- What is required?
- Government Responsibility
- Contractor Responsibility
- Assist, Monitor, Schedule
- Permit Report
- Payment for permits



# Design Release for Construction



- Final review for conformance with RFP
- Fast-track Design-Build
  - ◆ Construction start prior to final design
  - ◆ Phased submission
  - ◆ Schedule and Cost risk evaluation

# Construction Progress Schedule

- All activities must be scheduled
  - ◆ Design, procurement & construction
- Able to:
  - ◆ Measure progress, evaluate time, progress payments
- Includes all permits and Government activities
- Review of Design schedule
- Fast-tracking schedule risk



# Partnering

- **Set a framework for team based on:**
  - ◆ **roles**
  - ◆ **responsibilities**
- **Better meet user needs**
- **Within design intent, cost, and time**
- **Formal partnering mandatory**



# Invoices and Payments

- **Payment for Design as a Progress Payment**
- **Payment for design does not constitute acceptance of functional or aesthetic design elements**
- **DSGN retention?**
- **Bonds (Miller Act discussion)**
- **Timeliness of payments**



# Modifications

- Is it required?
- Why is it required?
- Does it relate to Contractor's design solution...
  - ◆ OR is it an RFP requirement/Client mission change?
  - ◆ Are additional design fees required?
    - ◆ Coordination on lost design and addition fee through PM/PL



# Safety

- Reporting requirements are the same as any other construction job
- DSGN man-hours in the total



# Disputes

- **How will disputes be handled?**
- **REMOVE PERSONALITIES**
- **Agree to disagree, don't be disagreeable!**
- **Recommend using a dispute resolution matrix:**
  - ◆ **Who decides what**
  - ◆ **How long does each level have to decide**
  - ◆ **Plan to move up the chain**



# Evaluations

- **KTR is responsible for everything!**
- **Call it like you see it**
- **Use the DSGN evaluation for the A/E, attach to the KTR evaluation.**
- **Have facts and state them fully to justify a MARGINAL or UNSATISFACTORY ratings.**

# End of the Job

- OMSI manuals
- Warranty cards
- Commissioning
- Training for the customer, video?
- Deadline for punchlist resolution
- Ribbon cutting ceremony – who is invited?
- Awards for the great job

**QUESTIONS?**

