TRANSITION TO DESIGN/BUILD ROICC ISSUES

CDR Joe Hedges

LANTDIV ROICC CONFERENCE

13 Jan 2000

Charleston

Briefing Objectives

- **Quick Background**
  - **Introduce:**
    Design/Build vs Design then Build Curves
    - **Field Office Issues**
      - **Conversation**

Briefing Time: 45 minutes

Design/Build is the Best Thing since Sliced Bread

BETTER
FASTER CHEAPER

Penn State - 351 Projects

Quality Index slightly higher

Cost Variability less (more predictable)

Schedule - less variation

SF Unit Cost at least 6% Lower

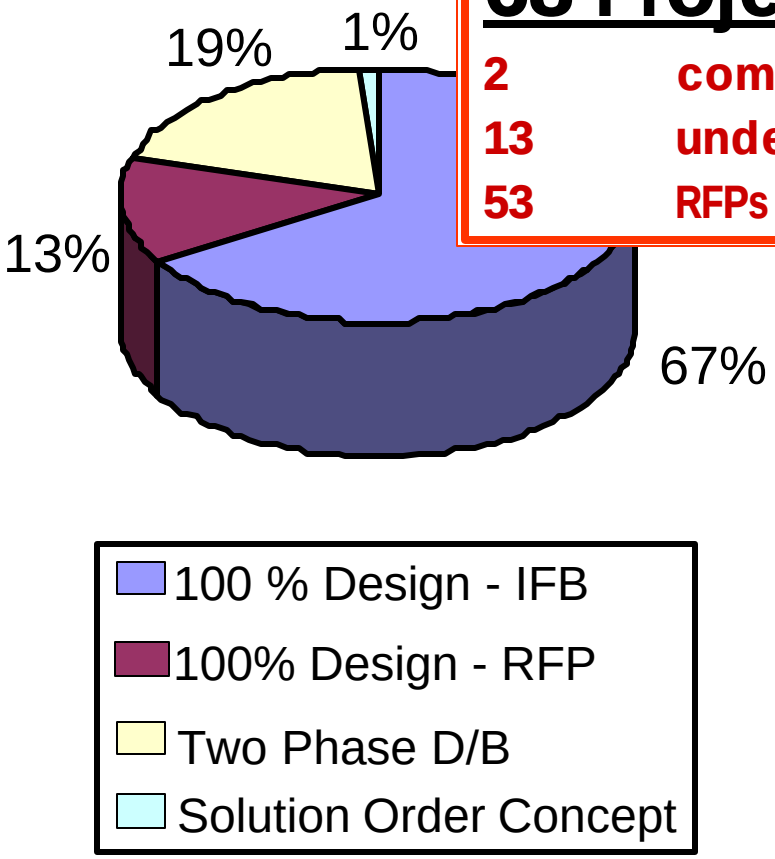
Construction Speed 12% Faster

Total Acquisition Speed 33% faster

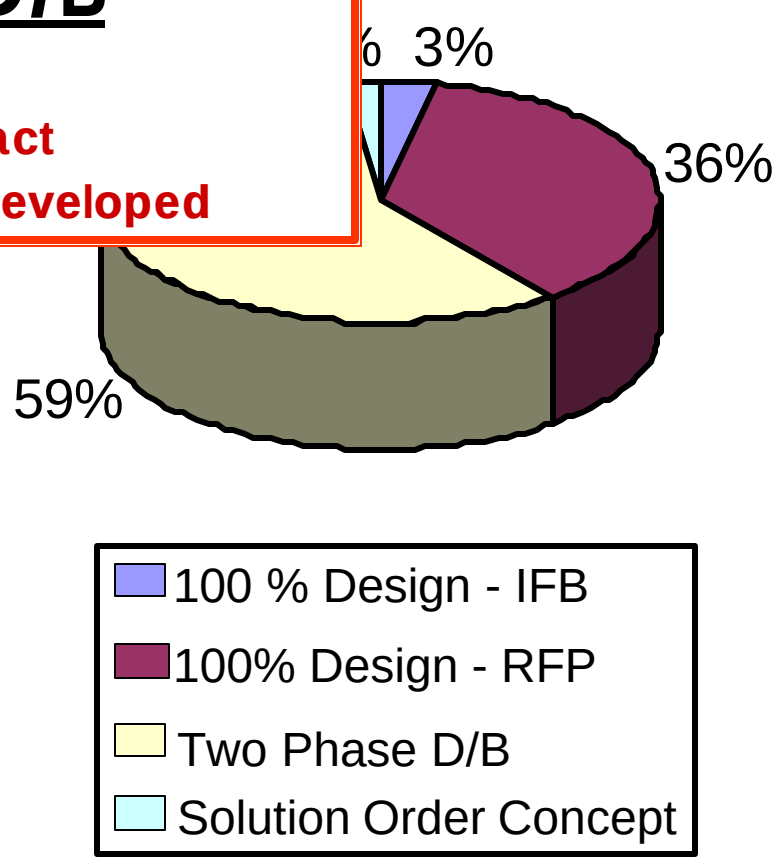
SODIV Acquisition Strategies

Percentage of $$

Percentage of $$ '97



Percentage of $$ '99



68 Projects D/B

2	complete
13	under contract
53	RFPs being developed

Two Phase D/B Process

Select the Best

- CBD Synopsis
- Ph One Proposal
  Performance & Technical Quals
- 3-5 firms

Clinger-Cohen Act 1997

Evaluate proposals

- Request for Proposal (RFP)
- Pre-Proposal Conference
- Ph Two Proposal
  Technical & Price
- Award

Deliver

- Design
- Build

Bachelor Enlisted Quarters, NTC Great Lakes

McHuch Construction / Wight & CO

D/B

$66M

Sep99

Design Build Order Contract (DBOC)

IDQ Construction Contract

3 to 5 contractors.

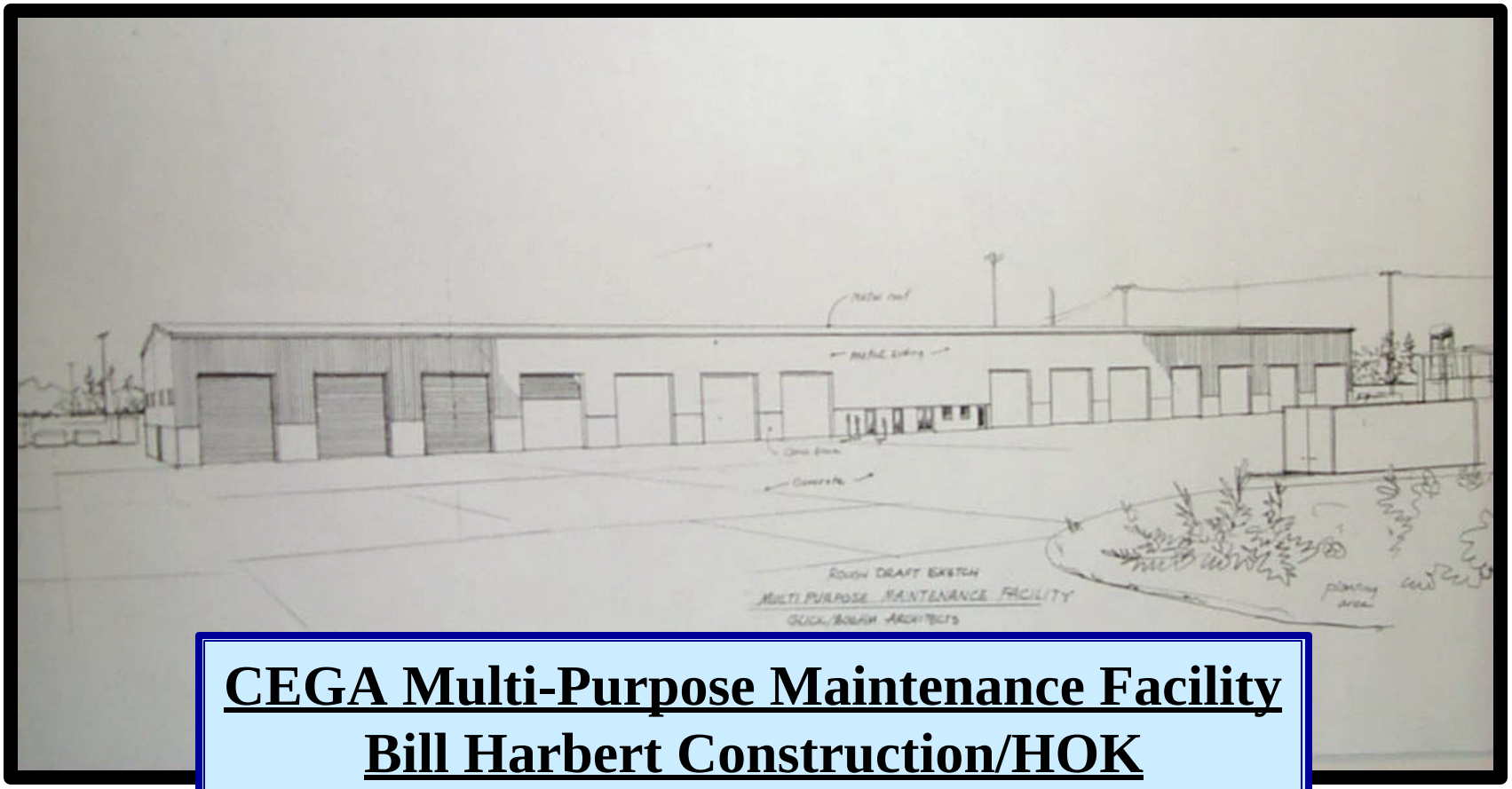
Compete on past performance RFPs.

Scope - $1M to $15M.

Not intended for speciality/unique design

Term - 4 yrs

Major Advantage - Eliminates need for Phase I



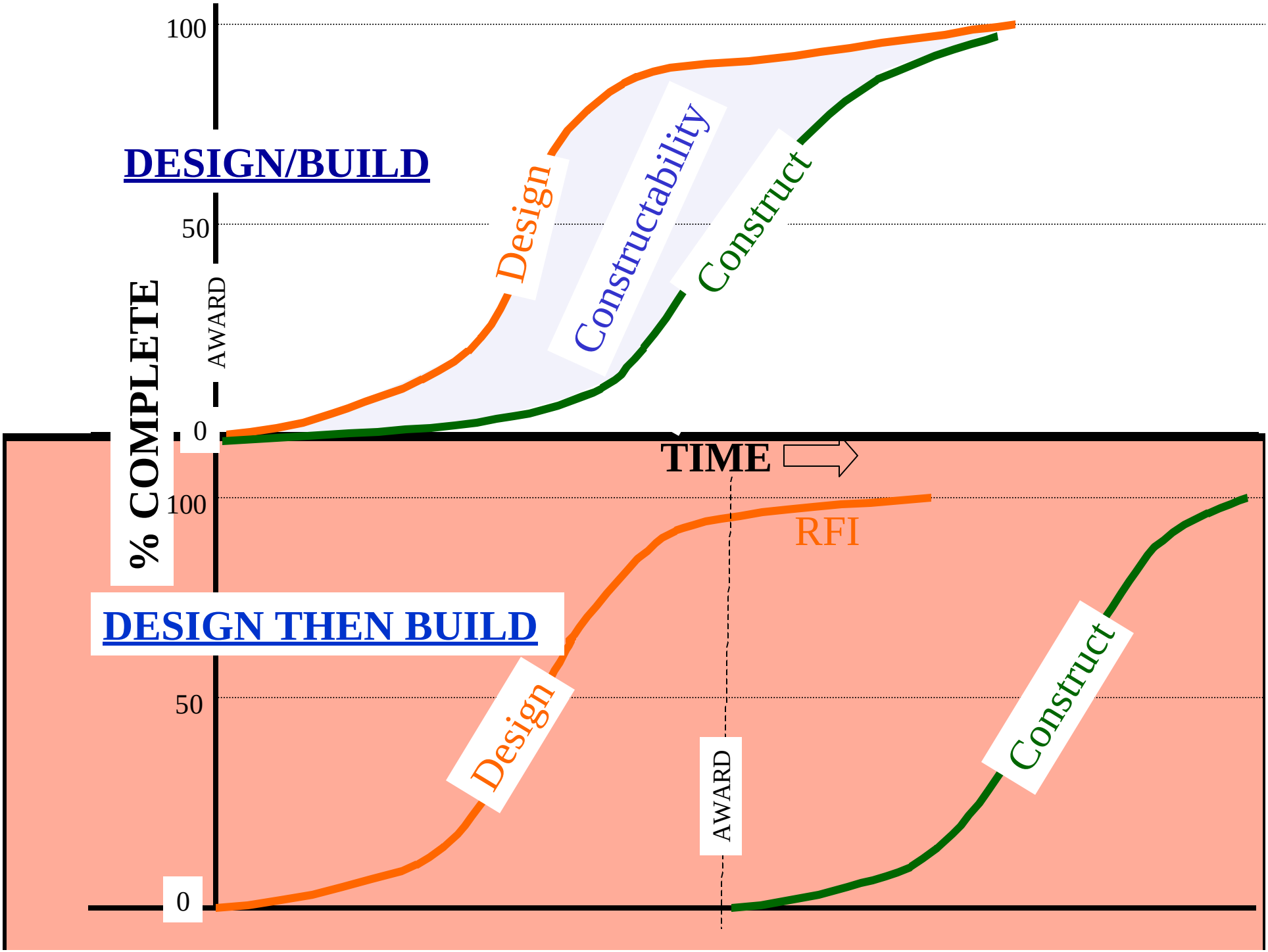
<u>CEGA Multi-Purpose Maintenance Facility</u>

<u>Bill Harbert Construction/HOK</u>

DBOC

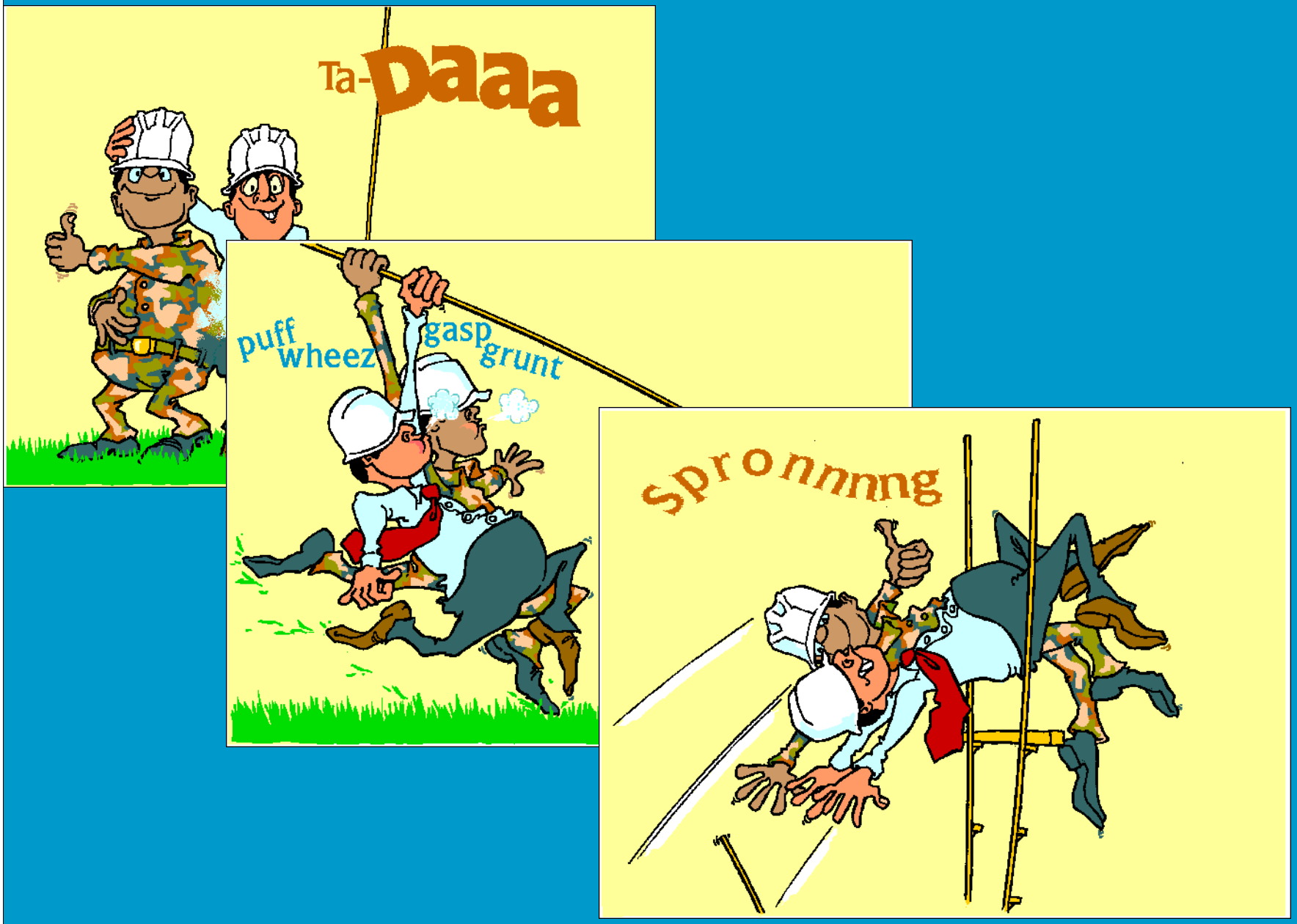
$3.3M

Apr 00


100
DESIGN/BUILD
50
AWARD
0
% COMPLETE
Design
Constructability
Construct
TIME
100
RFI
DESIGN THEN BUILD
50
Design
AWARD
Construct
0

UP AND OVER?

Government/Contractor Cooperation


Ta-Daaa
puff
wheez
gasp
grunt
sprronnnng

POWER OF SECTION ONE

PERFORMANCE EVALUATION
PROGRESS FORWARD
SCHEDULE
QUALITY
PROGRESS PAYMENT

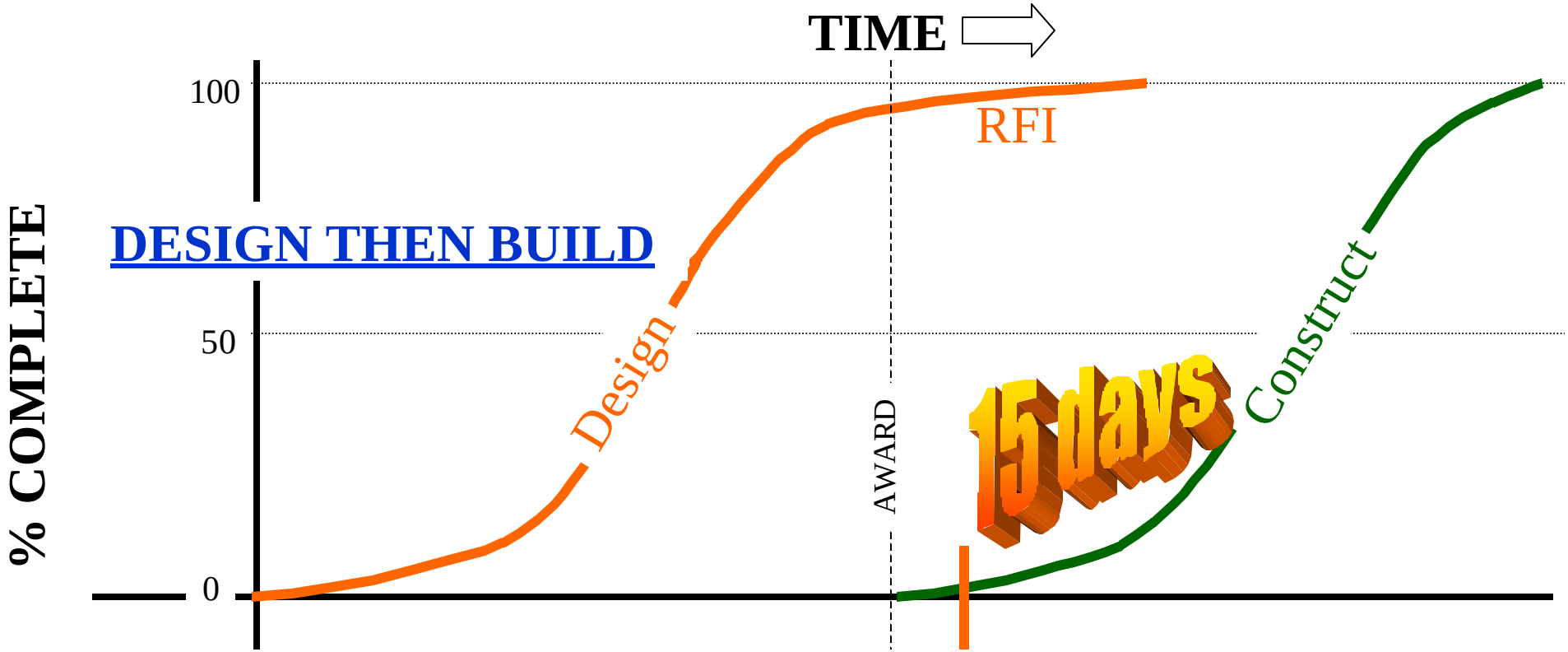
DESIGN then BUILD

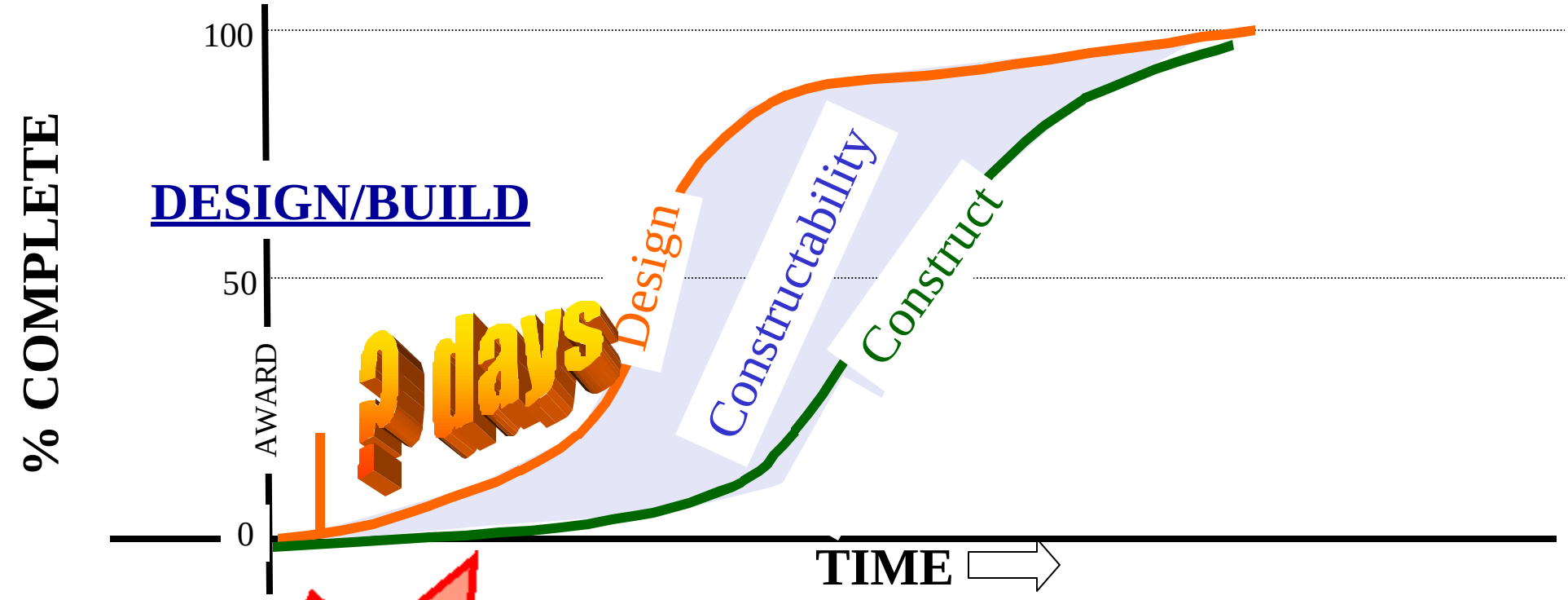
DESIGN / BUILD

SCHEDULE

Critical Path Method

- Network Analysis
- Earned Value Report
- Quality Program





Critical Path Method

- Network Analysis
  Account for Design & Fast Tracking
- Earned Value Report
- Quality Program

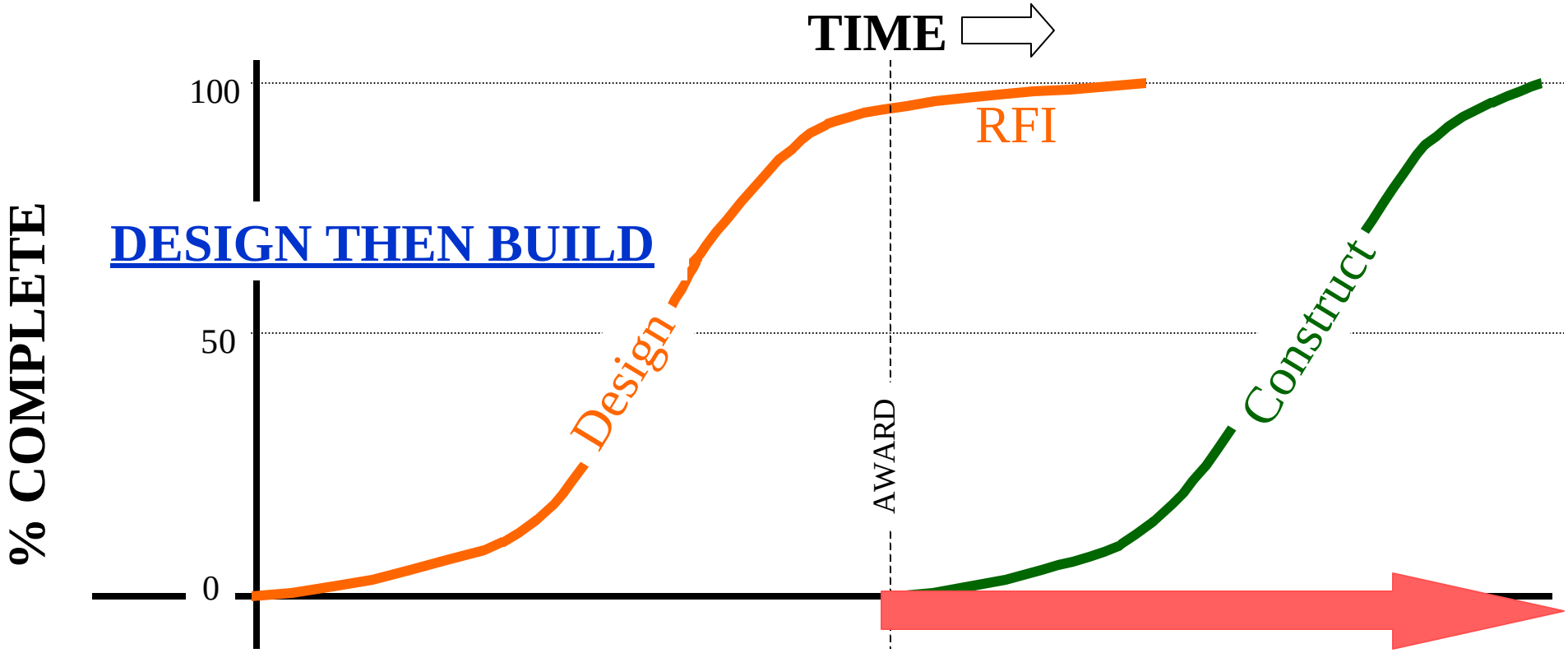
REVISED P-445

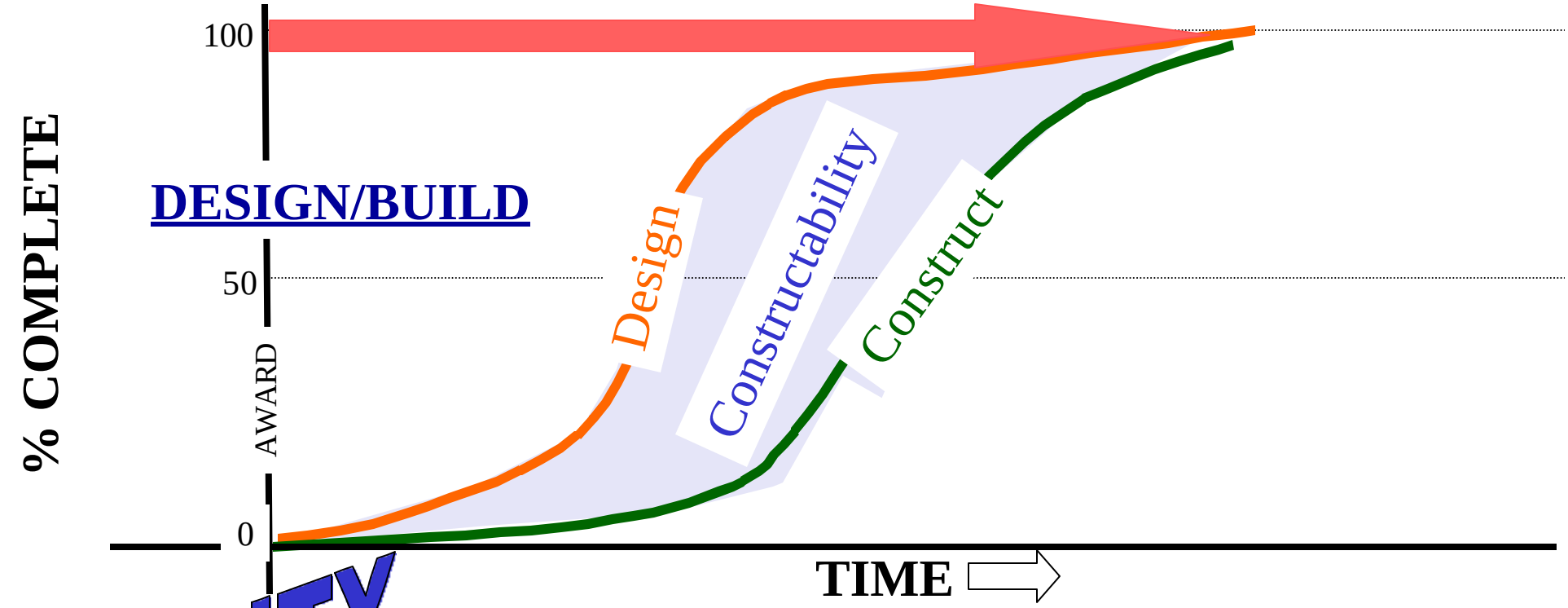
THREE PHASE CQM

P I f.....

DFOW

PROACTIVE QUALITY PLAN





QUALITY

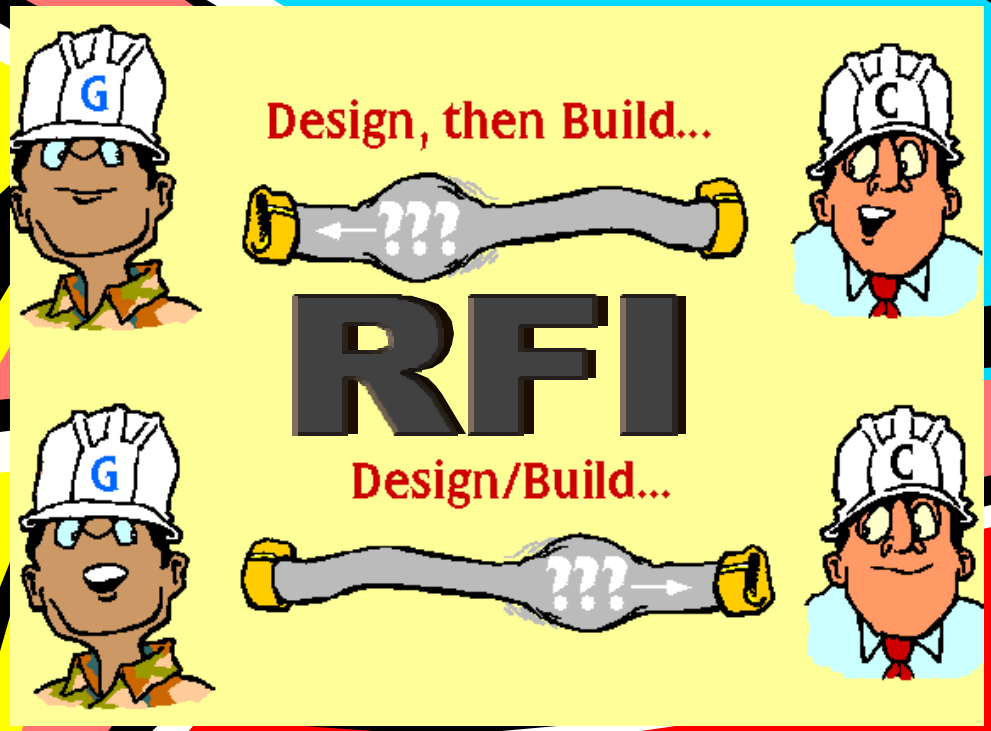
P-445 APPLY

WHERE IS THE PREP INSPECT

? PHASE CQM

QUALITY OF DESIGN

INFORMATION FLOW

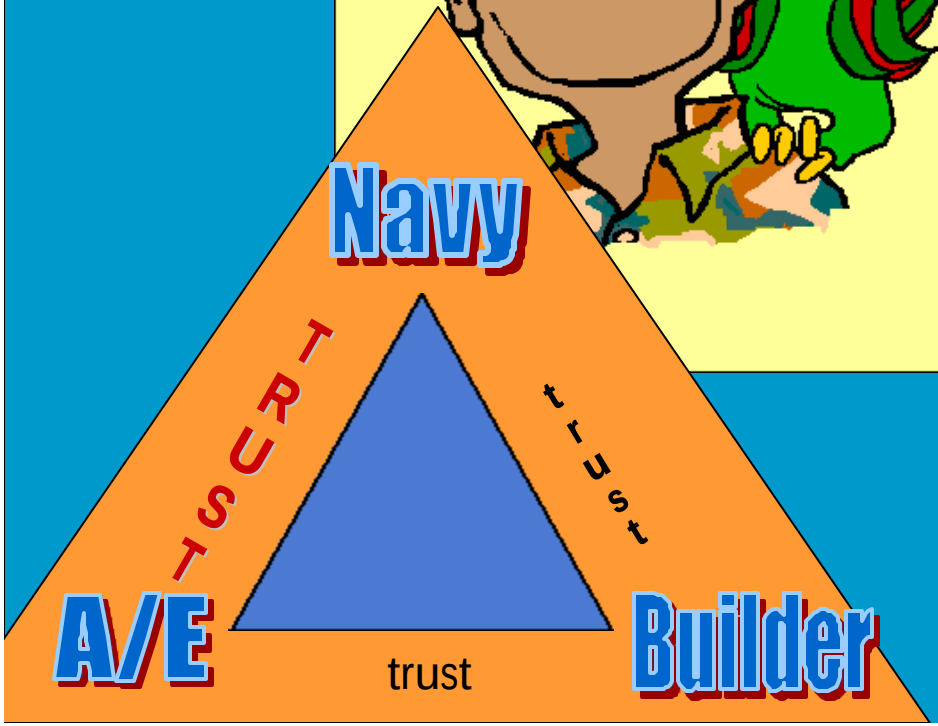


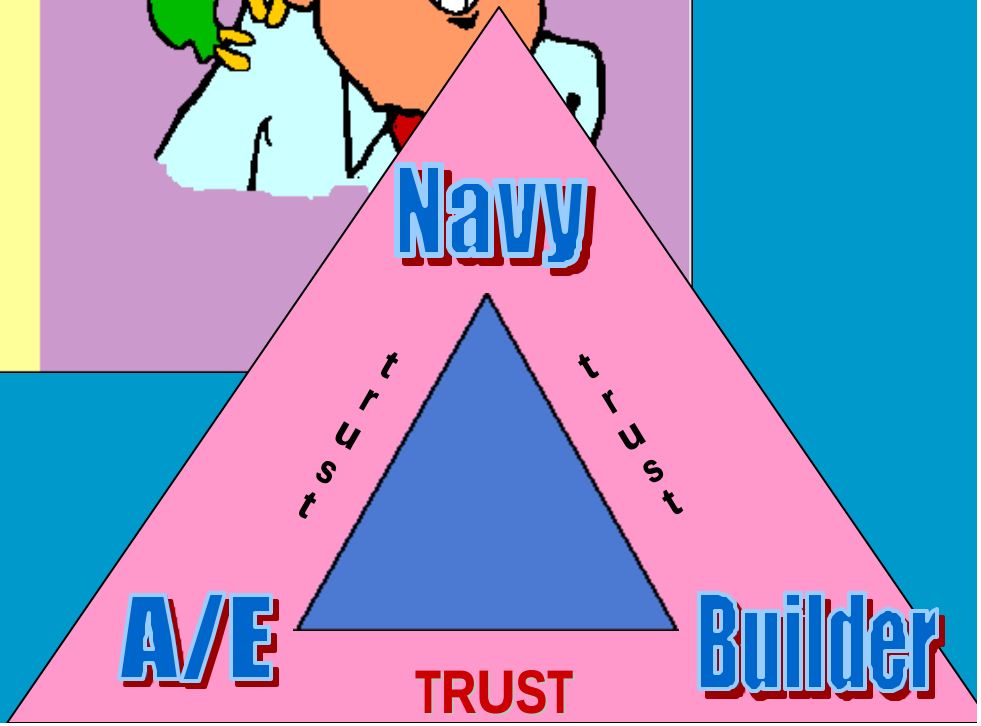
PROJECT MANAGEMENT DATA BASE

A/E OWNERSHIP

"Design, then Build"
the A/E parrot sits here

"Design/Build"
the A/E parrot sits here

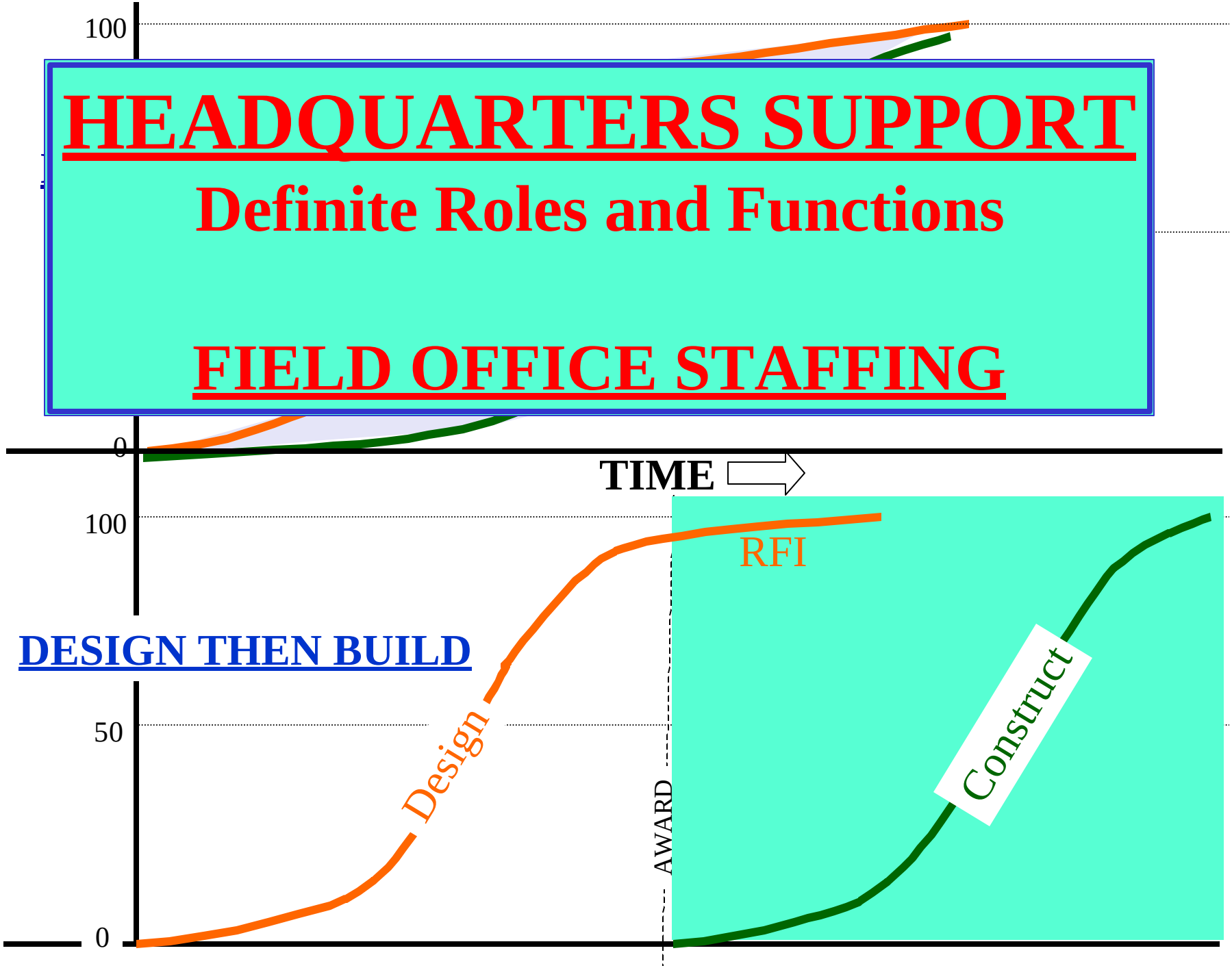


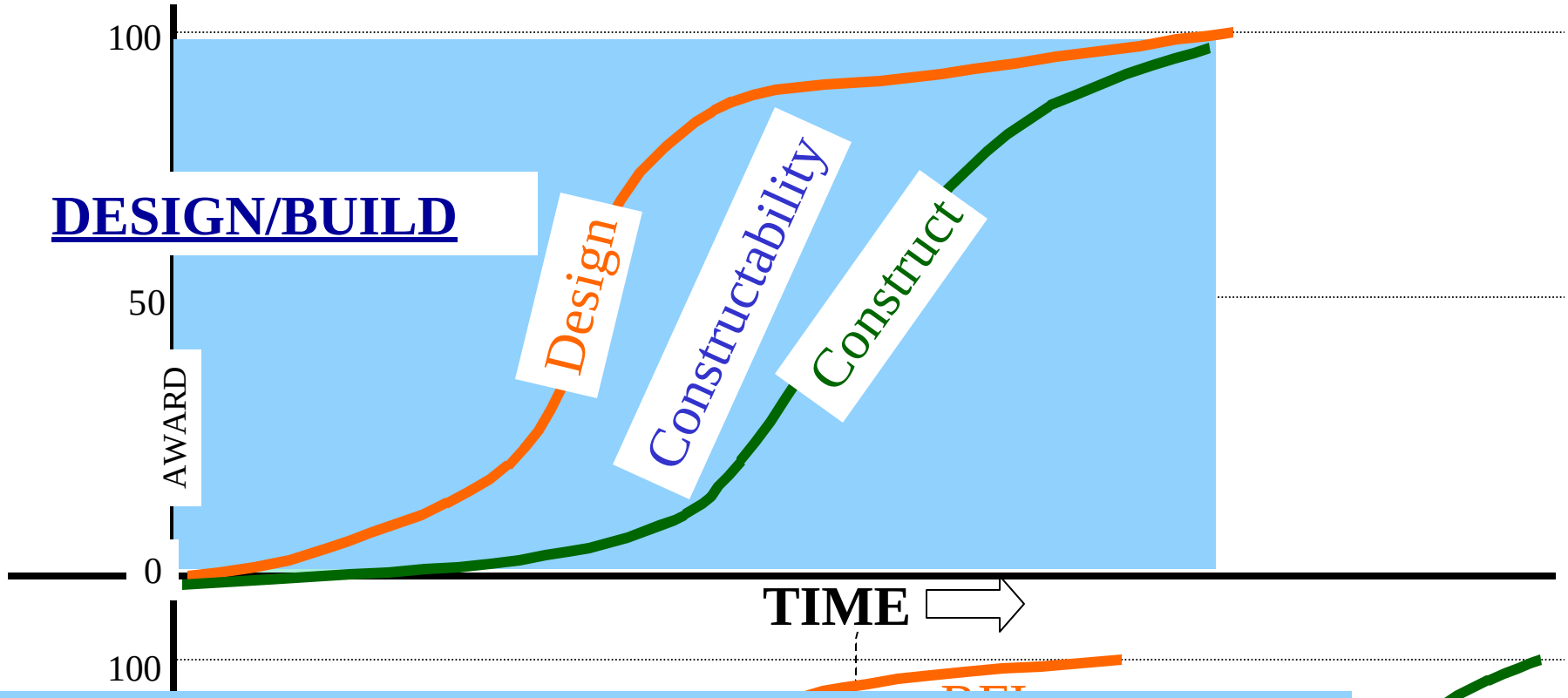


HEADQUARTERS SUPPORT

Definite Roles and Functions

FIELD OFFICE STAFFING





HEADQUARTERS SUPPORT

too little .... TOO MUCH

Roles and Functions?

FIELD OFFICE STAFFING

CLIENT'S EXPECTATIONS

- ESTABLISHED DELIVERABLES
- CONTROL & INFLUENCE
- NEED RE-EDUCATE

RIC Charleston

Naval Facilities Engineering Command • Southern Division •