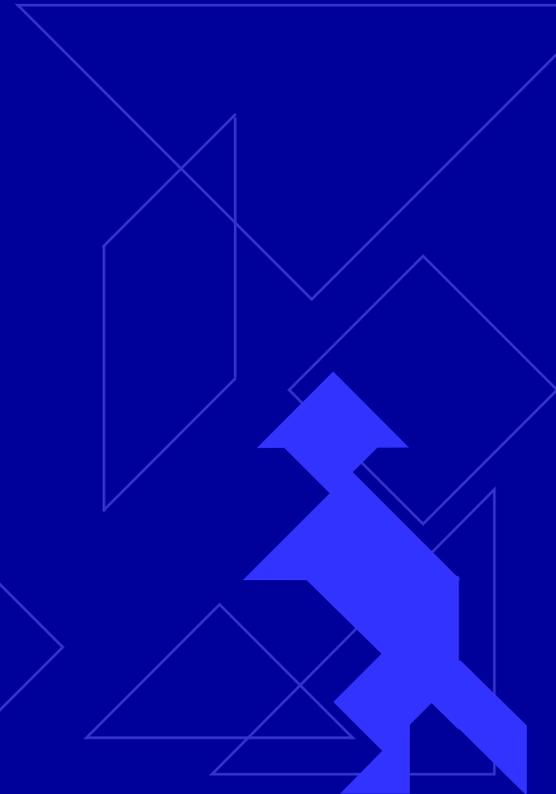


# DESIGN BUILD AND THE ROICC

Joe Formato, P.E.  
OICC/ROICC Conference  
Jan 15/16, 2003

# Agenda

- ◆ Design Build for All
- ◆ Who's in Charge?
- ◆ Administering Design Build
- ◆ Are We Ready?
- ◆ The Little Jobs Will Get You
- ◆ What's Next?



# Design Build for All

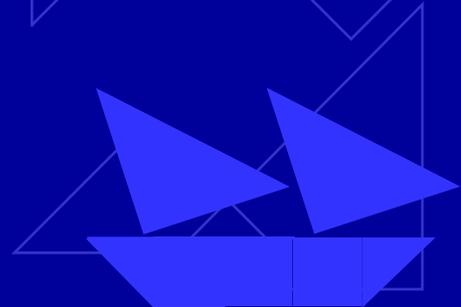
- ◆ “D/B has had a positive effect on acquisition and construction time, cost, admin effort, quality, and has improved innovation and use of emerging technologies. It has become NAVFAC’s procurement strategy of choice.”

# Design Build for All

- ◆ NAVFAC: D/B is the first acquisition method to consider
- ◆ About 50% of NAVFAC Military Construction will be D/B
- ◆ More “Sub-MILCON” work is going D/B
- ◆ D/B results in role and responsibility changes and increased field effort

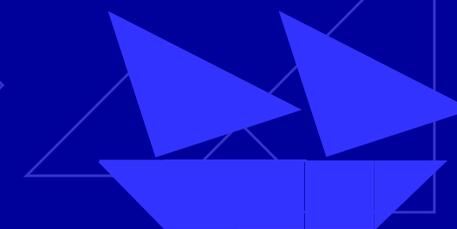
# Who's in Charge?

- ◆ D/B contracts are awarded to Construction Contractors.
- ◆ ACO authority assigned to ROICC
- ◆ ROICC processes Invoices
- ◆ ROICC accepts final product



# Who's in Charge?

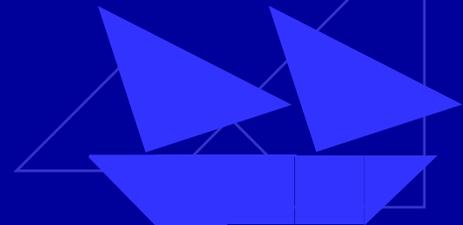
- ◆ ROICC held responsible for maintaining schedule
- ◆ ROICC approves deviations
- ◆ ROICC reports to customer



# Who's in Charge?

ANSWER: THE ROICC

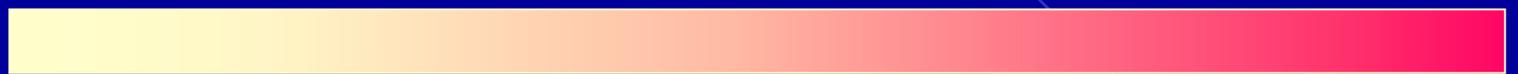
You say that like it's a good thing.



# Administering Design Build

ROICC RESPONSIBILITIES D/B/B vs. D/B

D/B/B



0%

100%

CCD

D/B



# Administering Design Build

## ◆ Typical Problems

- RFP confusion or conflict
- Delay in Design Deliverables
- Struggle for Control
- Required vs. Preference
- What's really important

# Administering Design Build

- ◆ ROICC Resources (MILCON)
  - Customer
  - Construction Manager, ROICC OPS
  - Construction, CI5
  - Project Manager, CI3
  - Design Engineer, CI4
  - ALNO, IPT
  - NFESC

# Administering Design Build

- ◆ ROICC Resources (Sub-MILCON, ROICC PCO)
  - Customer
  - Construction Manager, ROICC OPS
  - ALNO, IPT
  - NFESC

# Are We Ready?

- ◆ Greater expertise needed...
  - Customer Operational Needs
  - Criteria
  - Environmental Requirements
  - Site Approvals
  - Multi-Discipline Engineering Skills
  - Architectural considerations (SHPO/ADA)

# Are We ready?

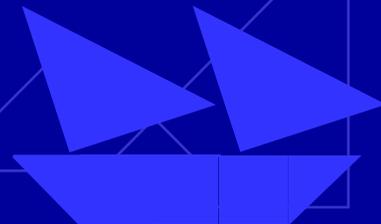
## ◆ Staffing

- Limited design or architectural depth
- Multiple small contracts and DO's strain resources
- More new programs/initiatives further strap AROICCS/SUP AROICCS
- Additional Training in Project Management Req'd



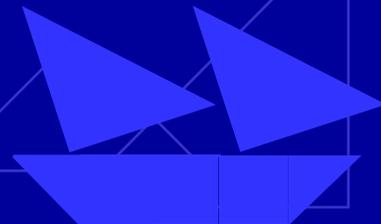
# The Little Jobs Will Get You

- ◆ Customer's look to D/B as a way to avoid direct engineering charges and accelerate delivery
- ◆ Most offices are awarding more Sub-MILCON design build than ever before
- ◆ Small jobs tend to be under scoped and under funded



# The Little Jobs Will Get You

- ◆ Winner – Gantries and Sail Platform
  - Detailed structural drawings to “site adapt.”
  - 8(a) award
  - Highly Qualified Subcontractor
  - Delivered on time/within budget
- ◆ Loser – Gymnasium A/C
  - 4 year old concept
  - Limited customer input/scope
  - After award: Inadequate electrical power
  - Terminate for Convenience



# What's Next?

## ◆ Discussion Items

- How to cope with staffing inadequacies
- Can we obtain the depth of support on small jobs as needed?
- When should we say no to design build?
- ?

## ◆ Action Items – Breakout session

- ???

