



# RPAC – Design Build Process

06/15/2016



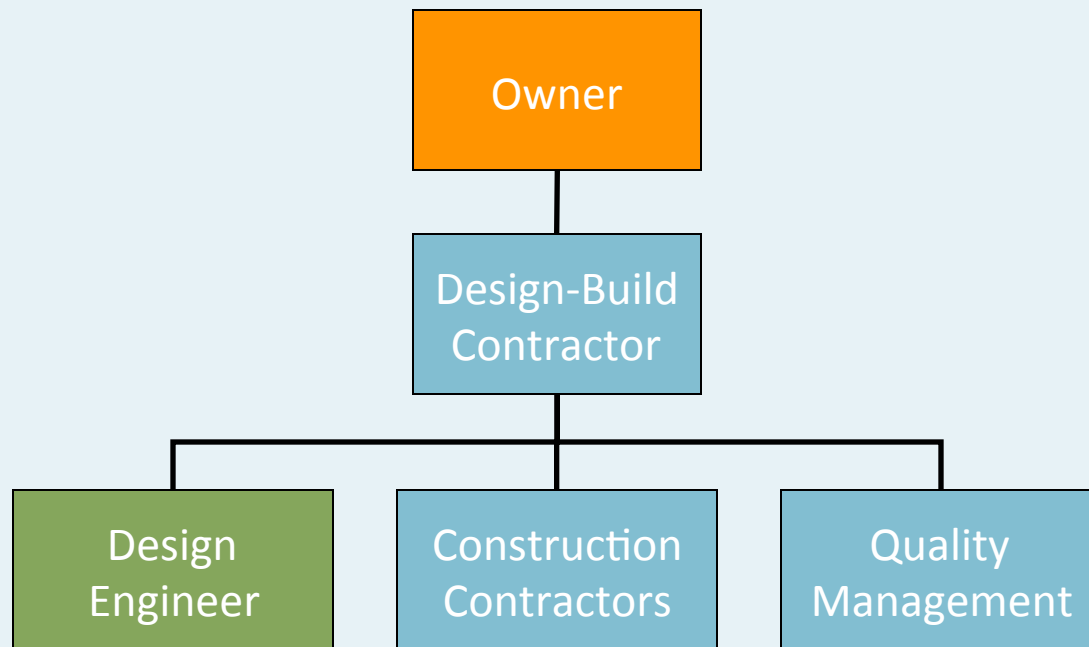
# Agenda

- **Design-Build Delivery Method**
- Design-Build Procurement Process
- Design-Build Project Delivery



# Design-Build Delivery

Project delivery system involving a single contract between the project owner and a design-build contractor covering both the final design and construction of a project.



# Design-Build Finance Delivery

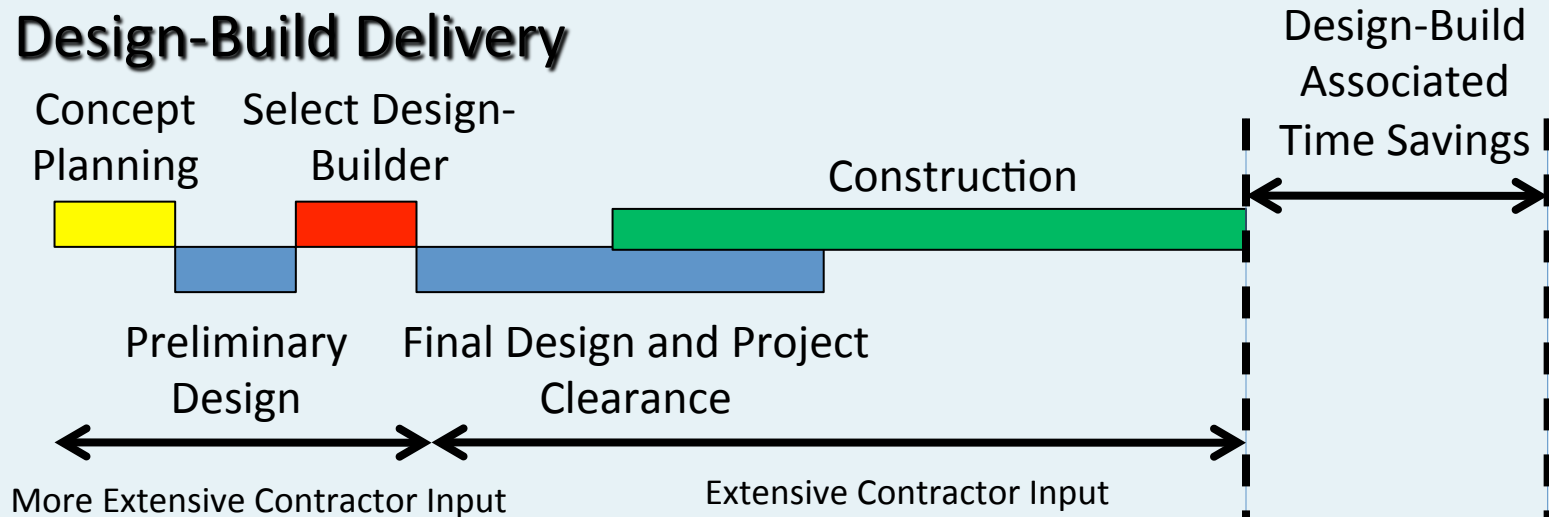
Design-Build delivery is a good delivery method for projects in which:

- Scope is large and complex
- Environmental activities are typically underway or complete
- Innovations are desired
- Project delivery schedule is a critical issue

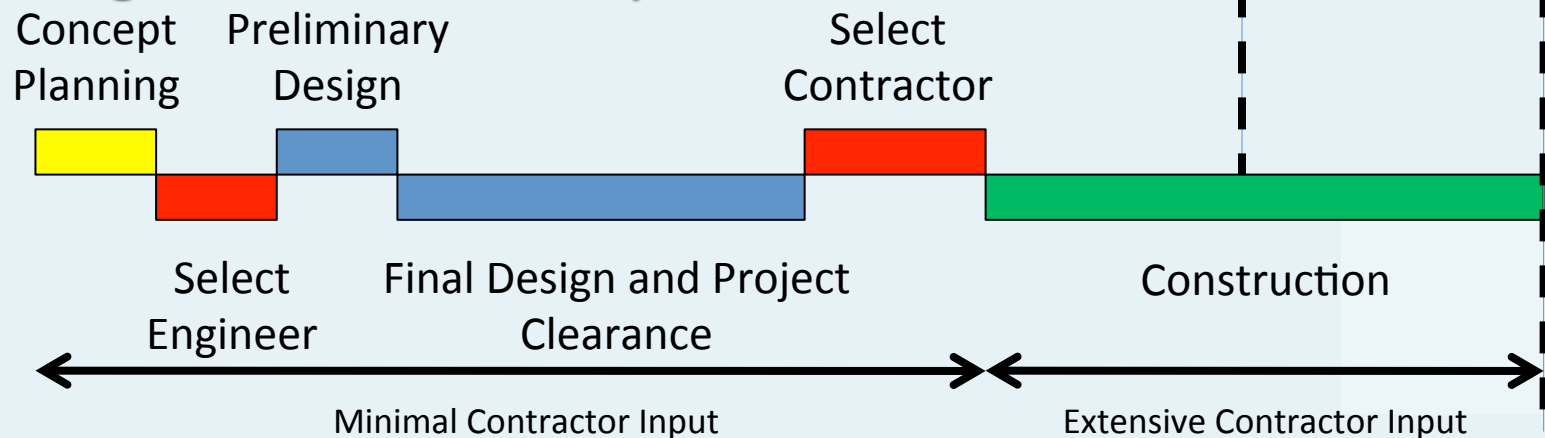


# DB vs. DBB Schedule Comparison

## Design-Build Delivery



## Design-Bid-Build Delivery

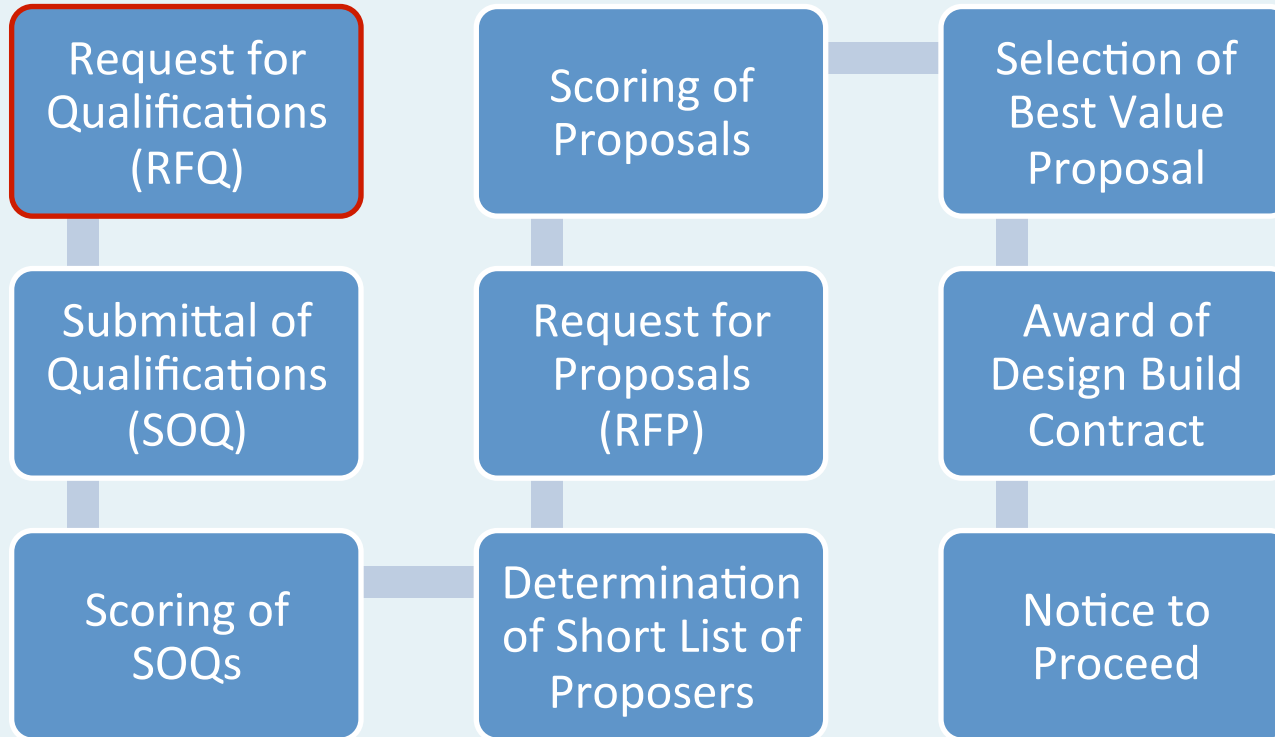


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# Design-Build Procurement

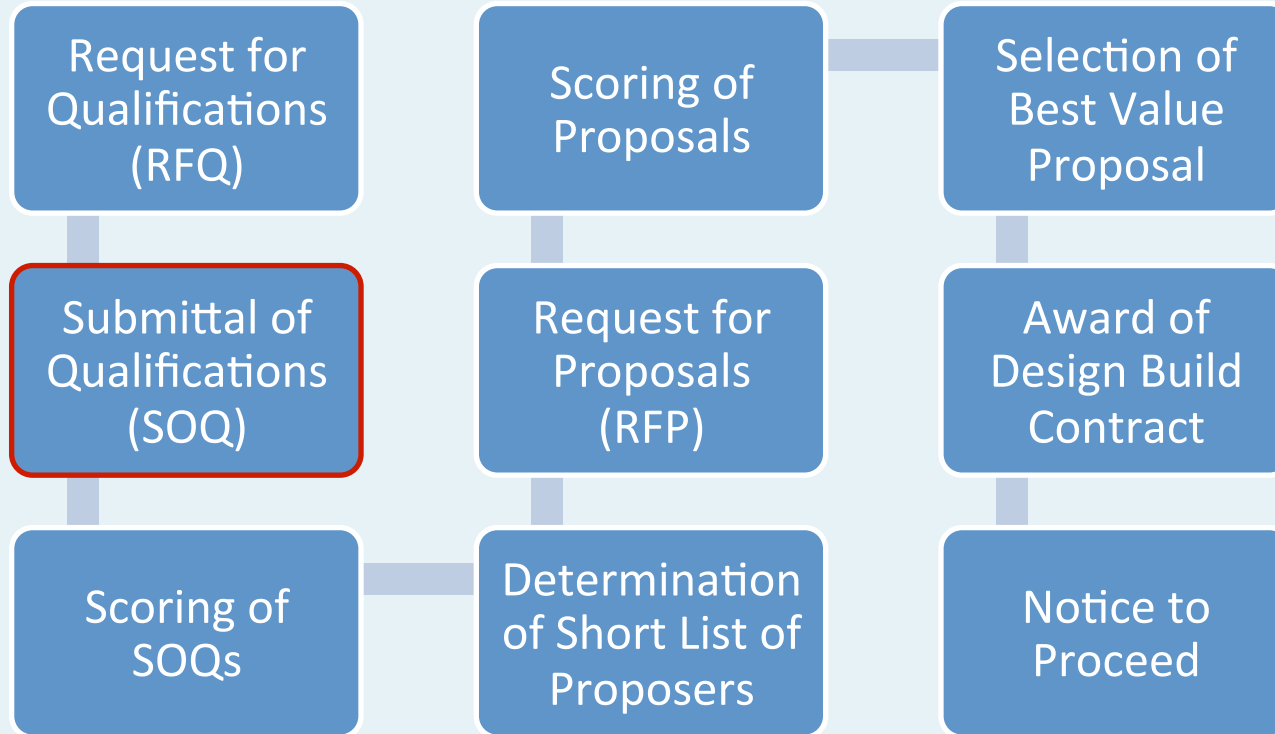


# Request for Qualifications (RFQ)

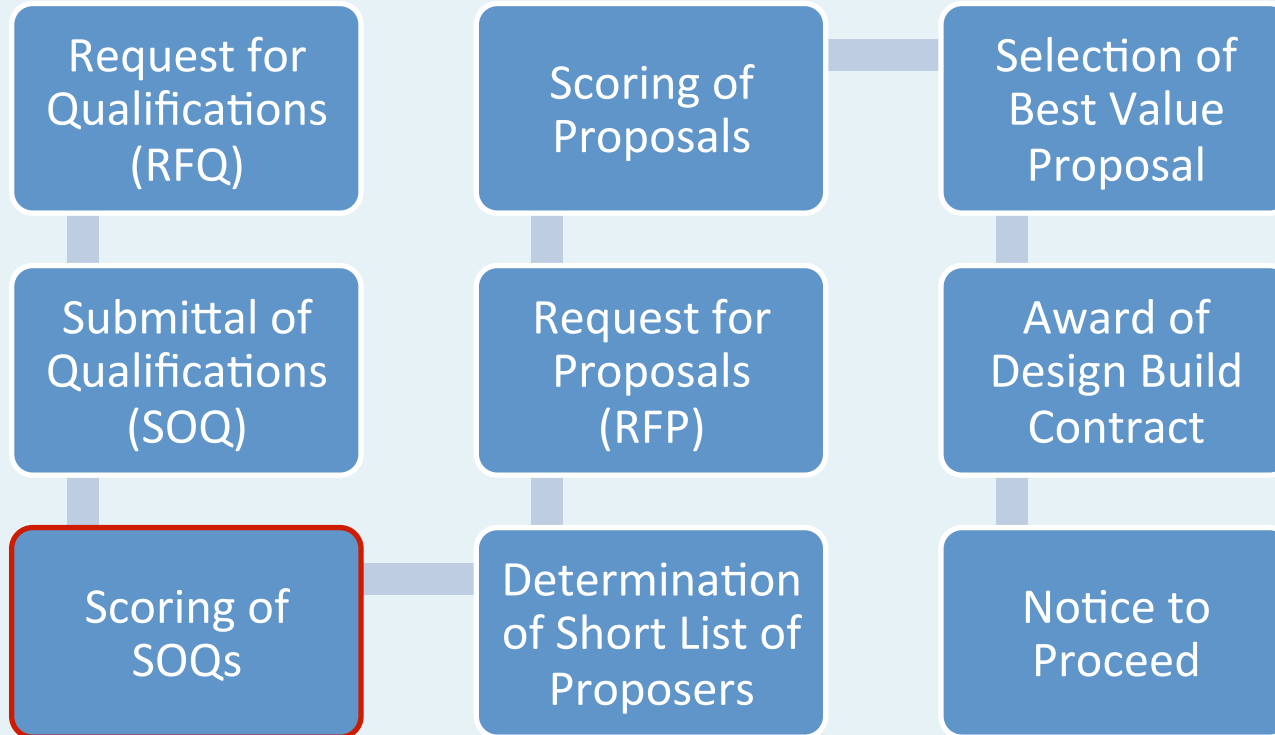
- Advertised publicly and can be responded to by any interested party.
- Outlines the minimum qualifications required of a Design-Build firm interested in becoming a project Proposer.
- Seeks a detailed description of how the Design-Build firm meets or exceeds the minimum qualifications.
- Examples of areas of evaluation are:
  - Qualifications of Key Personnel including experience on similar projects
  - Qualifications of Firms including experience on similar projects
  - Project Management methodology
- The RFQ contains only high level project information and therefore can be released before the project scope has been finalized.
- Release of the RFQ does not commit the Department to the project.



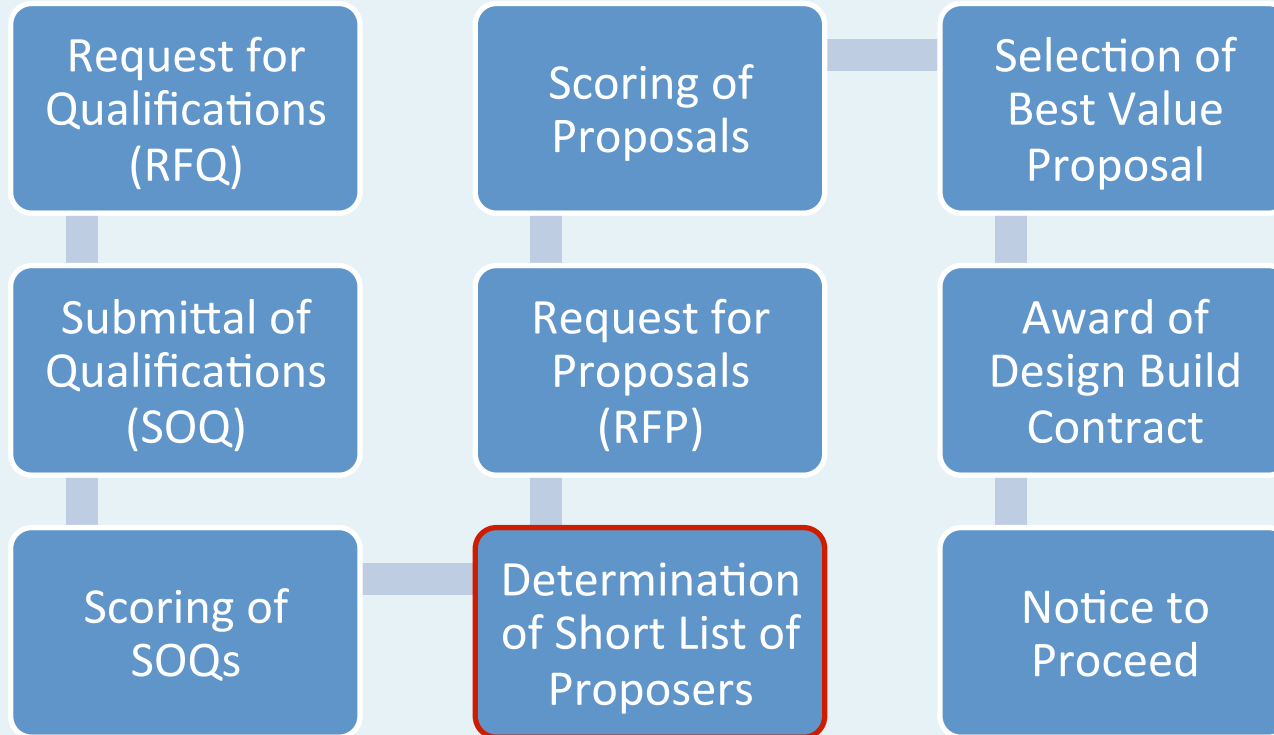
# Design-Build Procurement



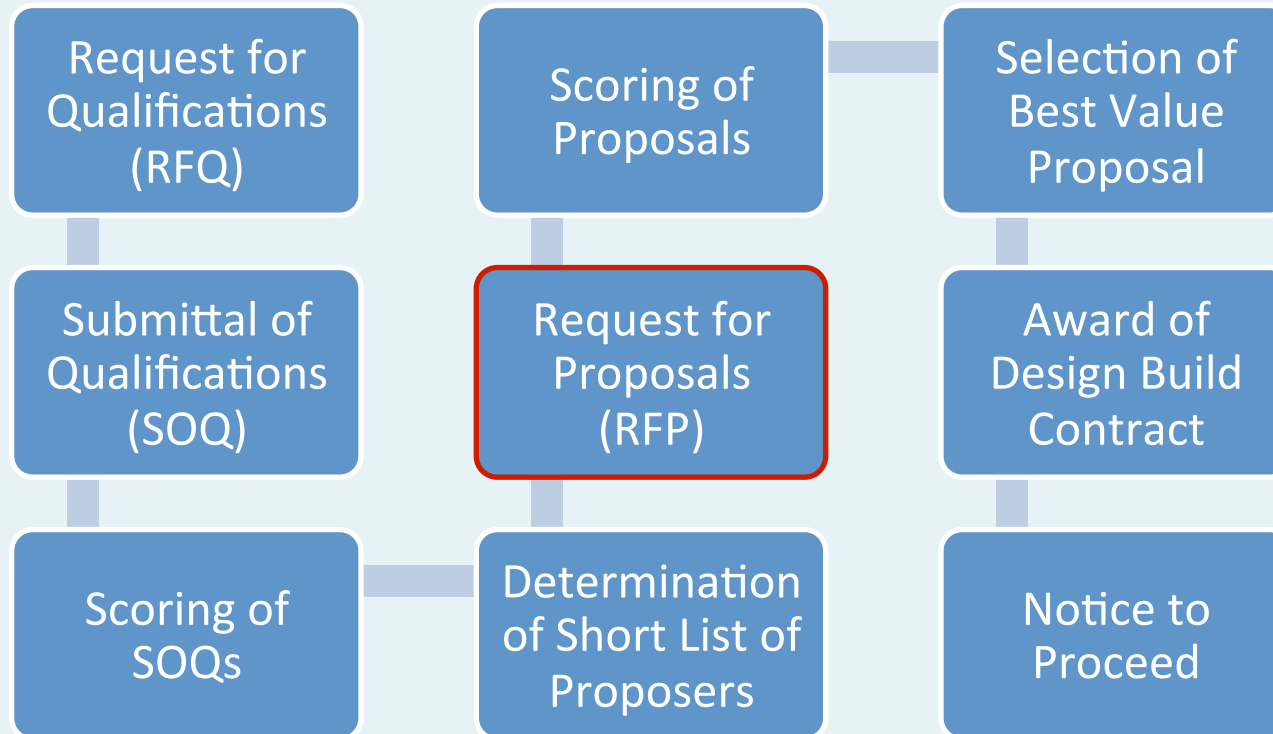
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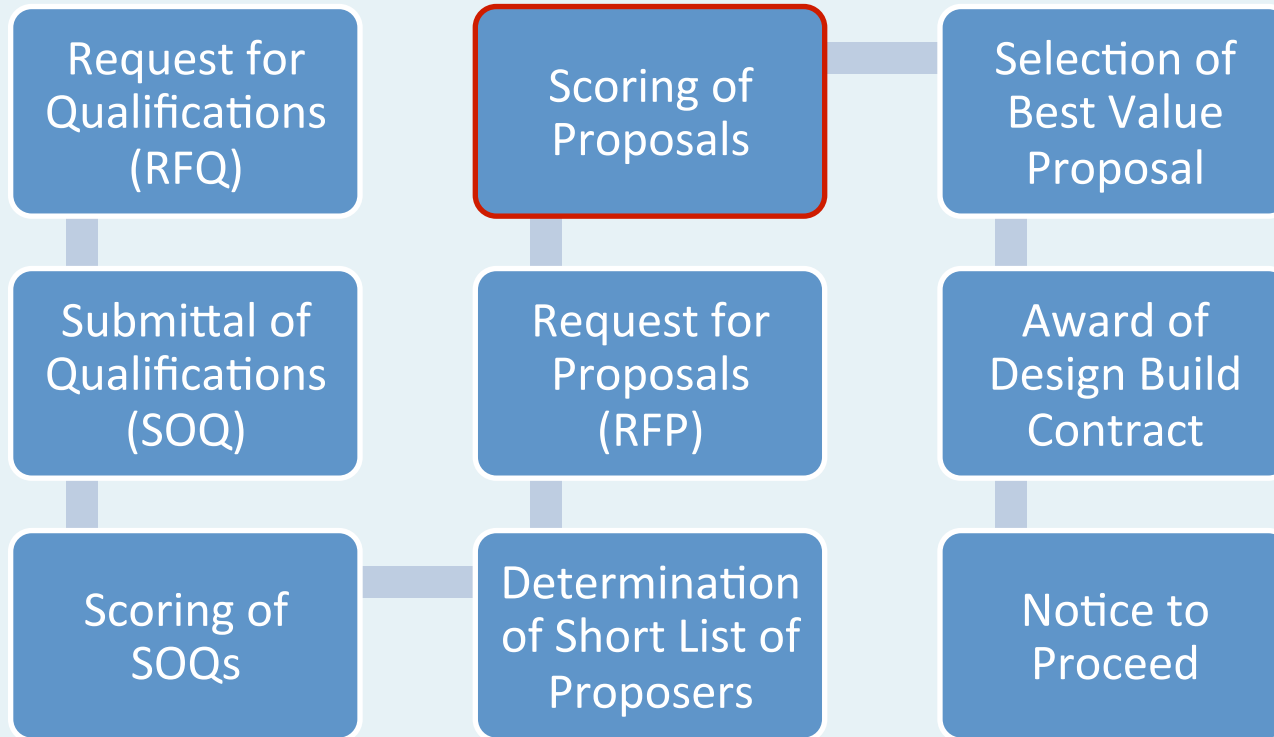
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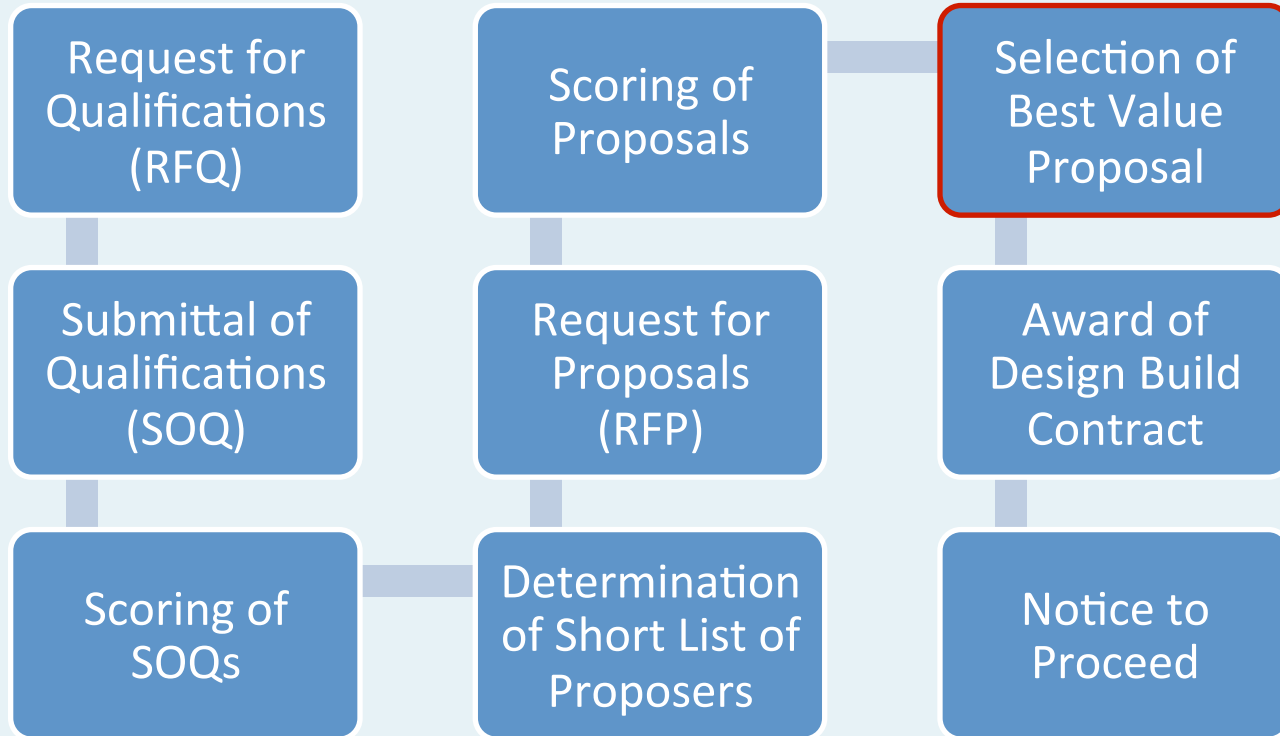
# Request for Proposals (RFP)

- Requests a detailed Proposal on how a Design-Builder proposes to construct the project.
- Will be sent only to the Short-Listed Proposers
- Outlines the project in detail and includes the general and technical provisions that define the terms by which the Design-Builder will design and construct the project.
- Includes a Not to Exceed budget that the Design-Builder must commit to build the project for.
- Informs the Proposer of all project documents and agreements they are bound to in designing and constructing the project.
- Release of the RFP does not commit the Department to the project.

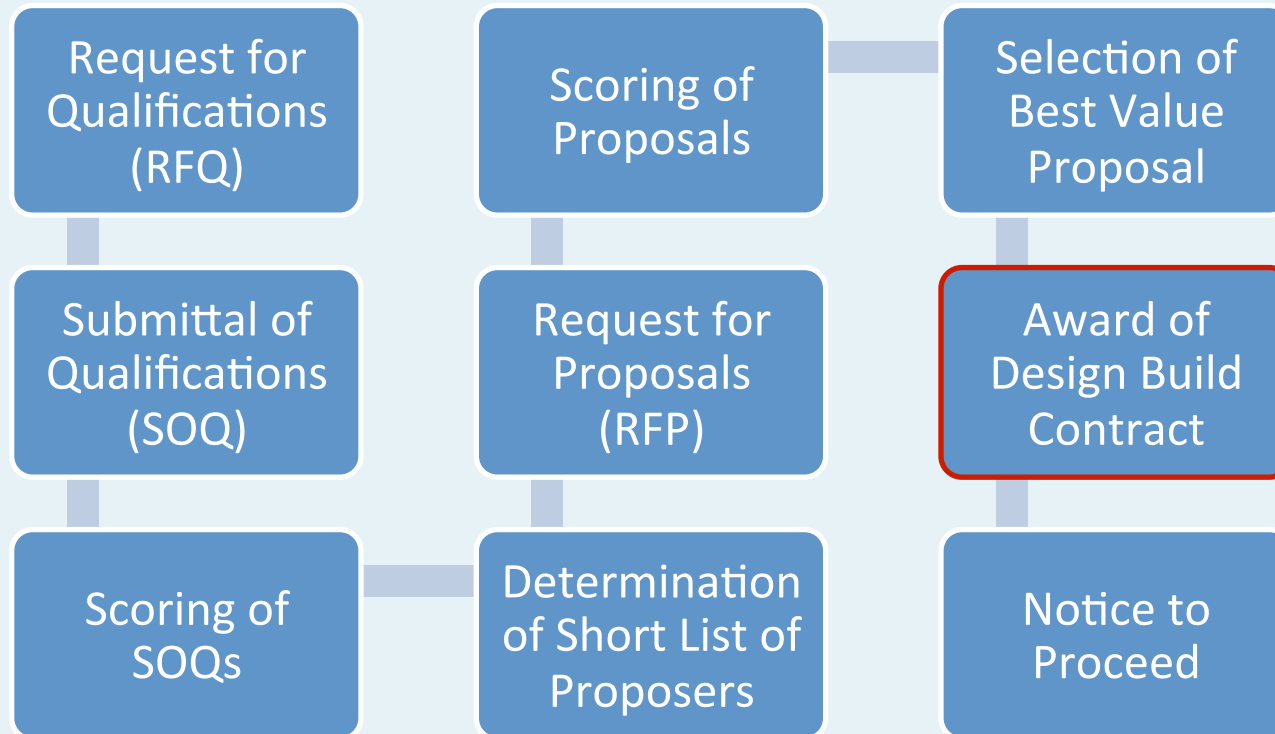
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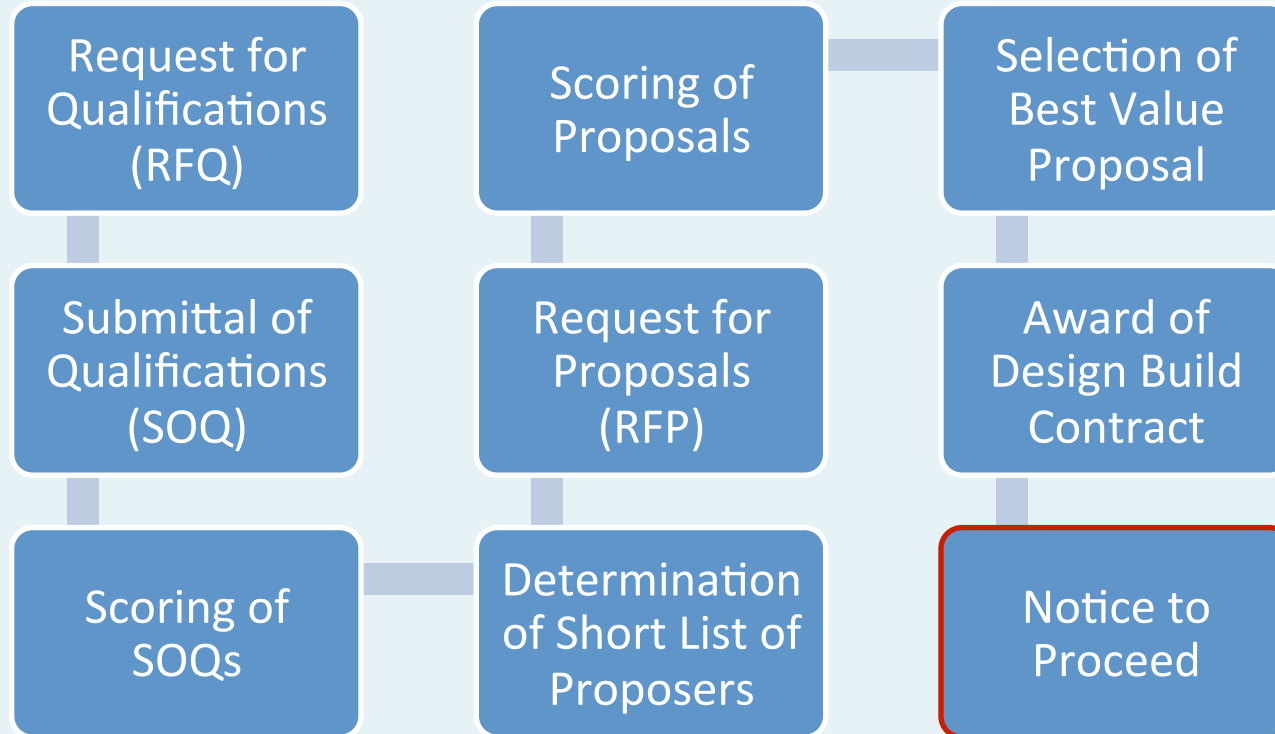


# Design-Build Procurement





# Design-Build Procurement



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# Control of Final Design

- All design must be based off of the Baseline Project Scope and Schematics (those being developed and presented in NEPA).
- Deviations from the Baseline Project Scope and/or Schematics must be approved through the Alternate Technical Concept (ATC) process.
- Final approval of an ATC will include all authorities impacted by the proposed change.
- Any deviation from the Environmental Document will require that the Design-Builder go through the NEPA process to incorporate the change.
- No construction will begin until the Department has determined that the final design is in accordance with the Proposal, Design-Build agreement, and all other pertinent agreements, regulations, and specifications.



# Questions?

