

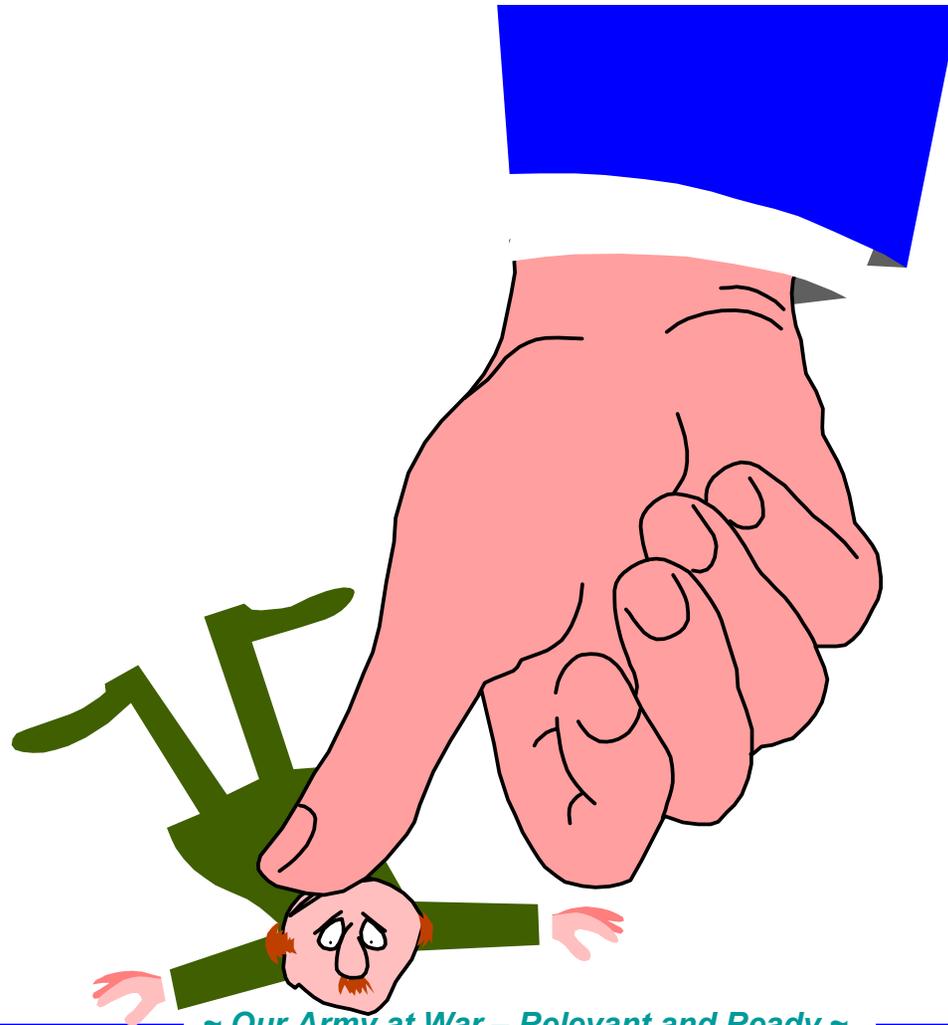
The background of the slide is a close-up, slightly blurred image of the American flag, showing the stars and stripes. In the lower right quadrant, there is a small, illuminated model of a castle or fortress, possibly a miniature or a small-scale construction project, set against the white stripes of the flag.

Design-Build and Army Military Construction

Mark Grammer, P.E.



Design-Build Requires Letting Go of Some Things We've Always Held



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Presentation Outline



- Overview of Design-Build
- Design-Build Pitfalls
- Procurement Strategy
- Contract Management Strategy
- RFP Content and Format
- Managing for Success



Overview



- Drivers
 - Accelerated Project Delivery
 - Reduced Funding (Build to Budget)
 - Industry Stds. (Private Sector Models)
- Methods of Design-Build
 - Single Project Contract (2-Phase DB)
 - Multiple Award Task Order Contract (MATOC)



Pitfalls



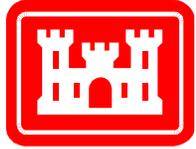
- Using D-B when you Shouldn't
 - Wrong Project
 - Wrong Reason
- Providing Too Much Design in RFP
- Requiring Too Much in Proposal
- Failure to Clearly Define Roles/
Responsibilities in Contract



Pitfalls



- Over Involvement by Owner/COE
 - Not "Letting Go" of Design Responsibility
 - Feel The Need to "Approve" Everything
 - Late Involvement in Design by Owner
 - Late Decisions Delay D-B Ability to Fast Track
- Failure to Partner During Execution



Key Items for Design Review



- Design is Contractor's Responsibility
- Government Reviews for Conformance
Not Approval
- Design Can Use Proprietary Items
- Design Can Change During Contract Life
Without Requiring Contract Mod
- 100% Design is Not Required to
Construct



Procurement Strategy



- Best Value Considering Price and Quality
 - Specialized Experience/Technical Competence
 - Capability to Perform
 - Past Performance of Team Members
 - Technical Proposal Solution
 - Price Proposal
- Standardized RFP Using Performance Oriented Criteria



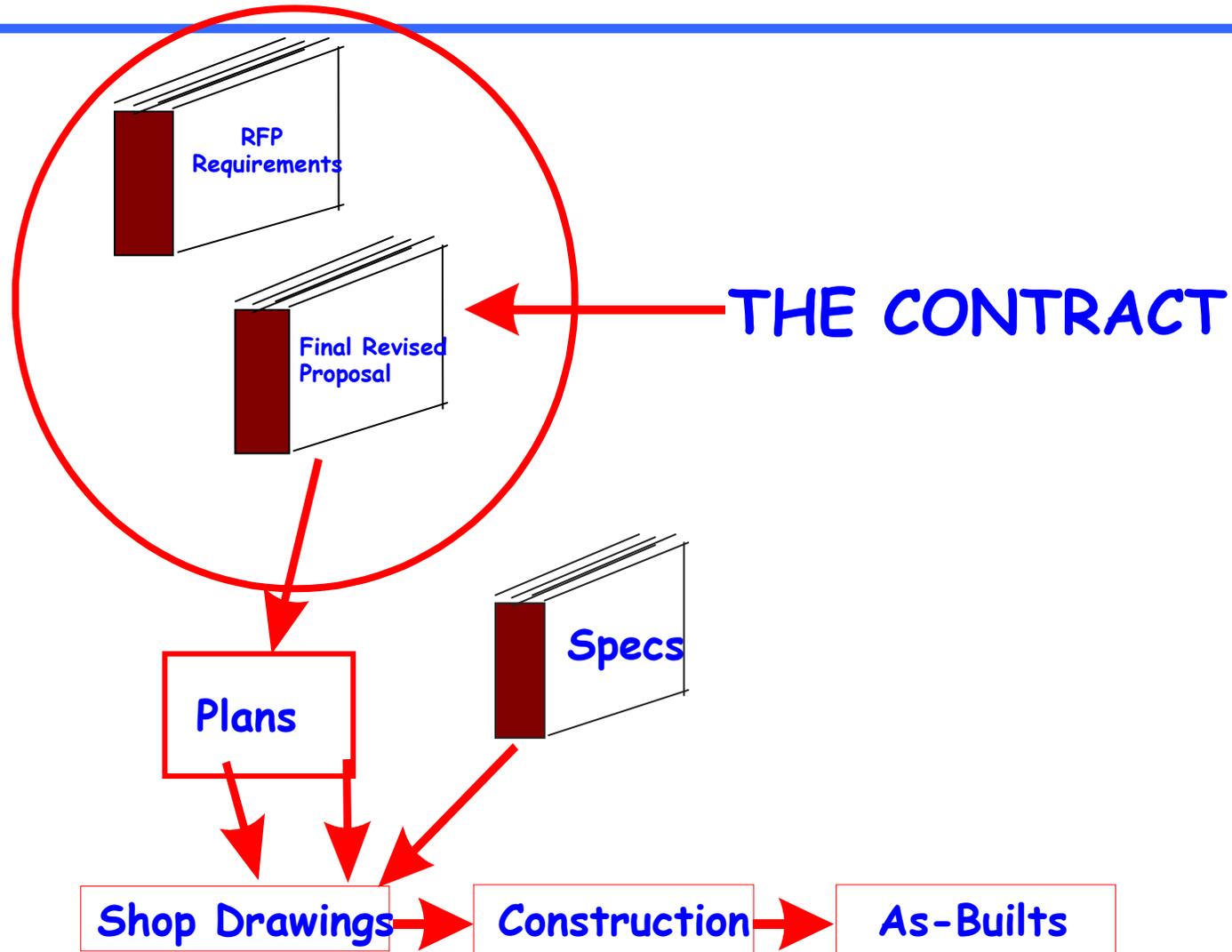
Contract Management Strategy



- Enhanced Fast Tracking Goals
- Streamlined Govt. QA Process to Facilitate Accelerated Delivery
 - Reviews for Conformance not Approval
 - Corps in "Building Inspector" Role
 - Reliance on Design-Builder for End Product



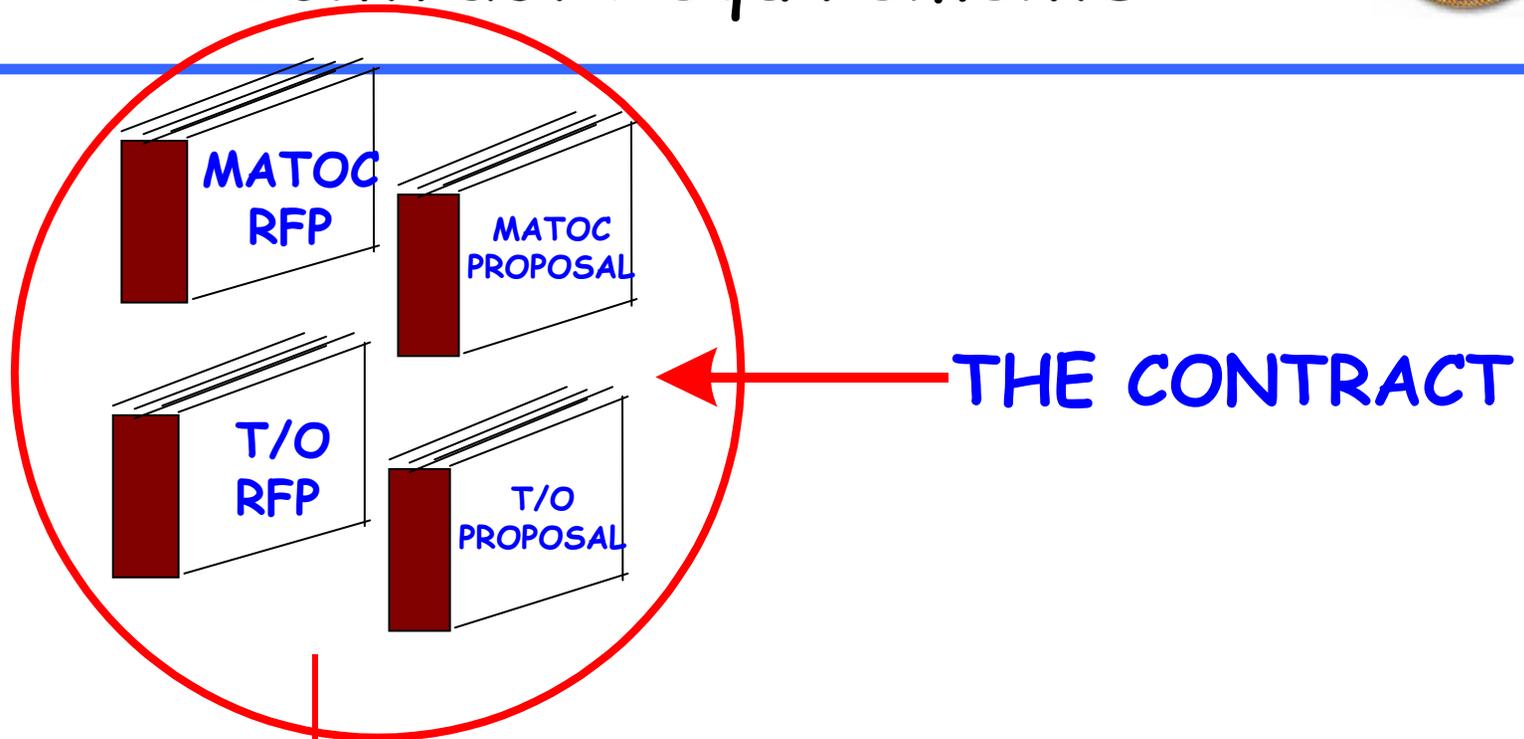
Design-Build Contract Requirements



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Multiple Award Task Order Contract Requirements



Plans

Specs

Shop Drawings

Construction

As-Builts

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RFP Format for DB (UFC 1-300-7A)



- Proposal Requirements, Contract Forms, and Conditions
 - 0010 Solicitation, Offer & Award - SF 1442
 - 00100 Instructions, Conditions & Notices to Offerors
 - 00110 Proposal Submission Requirements
 - 00120 Proposal Evaluation and Contract Award
 - 00600 Representations and Certifications
 - 00700 Contract Clauses
 - 00800 Special Contract Requirements
- Division 01
 - 01010 The Program and General Requirements (for MATOC - "Statement of Work")
 - 01011 Design Criteria
 - 01012 Design After Award
 - 01320 Project Schedule
 - 01330 Submittal Procedures
 - 01355 Environment Protection
 - 01451 Contractor Quality Control
 - 01500 Temporary Construction Facilities
 - 01780 Closeout Submittals
- Appendices
 - Existing Site Conditions (Site/Topo/Soil Borings/Etc.)
 - Utility Tie-ins/Flow Tests/etc.
 - Haul Routes, etc.

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Design-Build Challenges

- Non Traditional Roles for Designer/Constructor/Owner
- No Inherent Roles and Responsibilities
- No Standard FAR Clauses for Design-Build



SCR's and Important Clauses



- Proposal Requirements, Contract Forms, and Conditions
 - 00010 Solicitation, Offer & Award - SF 1442
 - 00100 Instructions, Conditions & Notices to Offerors
 - 00110 Proposal Submission Requirements
 - 00120 Proposal Evaluation and Contract Award
 - 00600 Representations and Certifications
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 - 00800 Special Contract Requirements



Cost Limitation Solicitation Provisions



Use one of the Following Cost
Limitation Provisions in O100:

- Cost Limitation - Target
- Cost Limitation - Ceiling



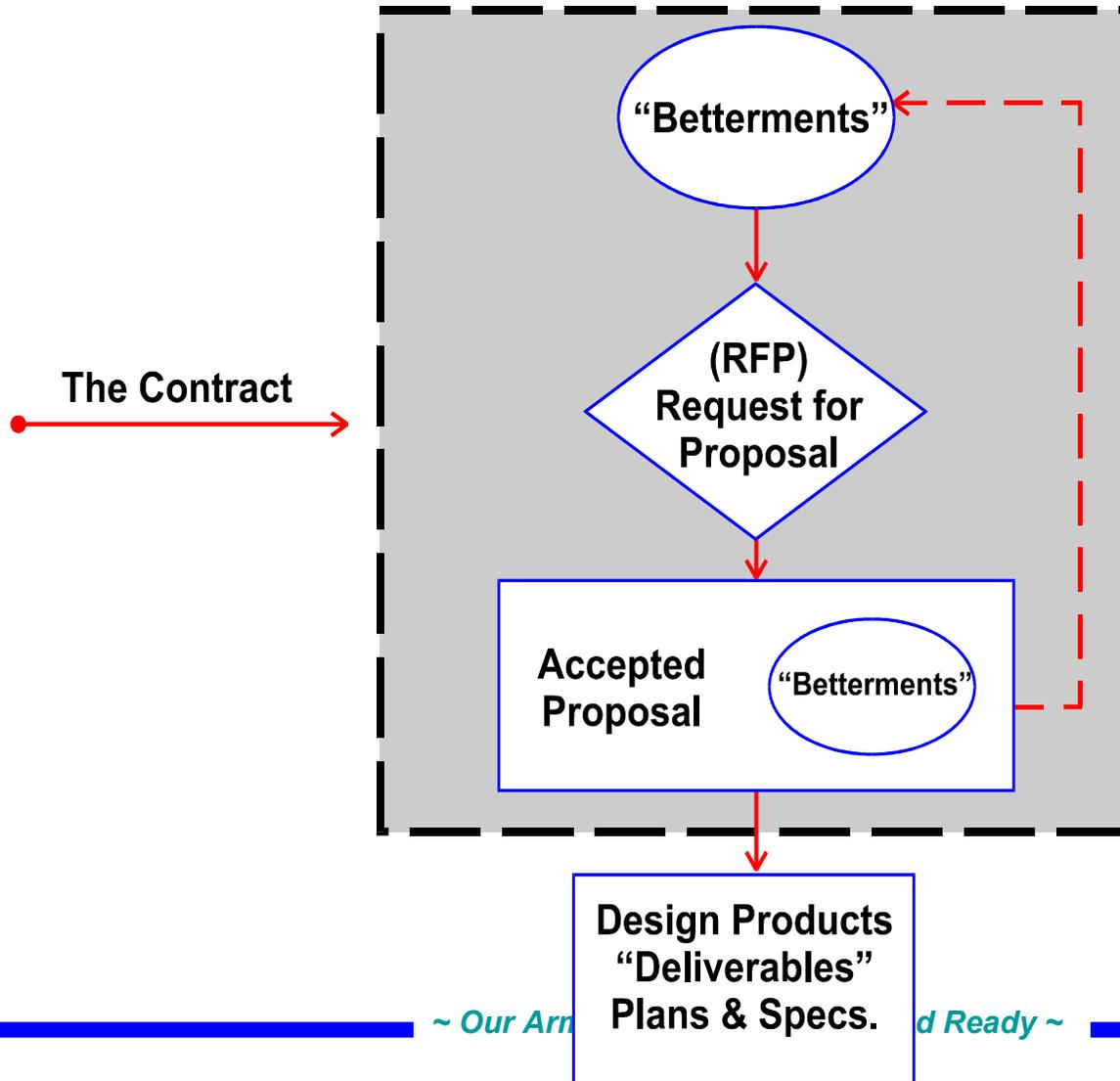
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SCR (0800): D-B Contract Order of Precedence





SCR's for Design-Build Adapted from Standard Clauses (- 0800)



- Key Personnel, Subcontractors and Outside Associates or Consultants
- Government Furnished RFP Drawings, Surveys and Specifications
- Government Furnished Specifications and Drawings for Construction



SCR's for Design-Build Adapted from Standard Clauses (- 0800)



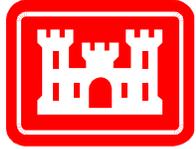
- Warranty of Construction Work (Design-Build)
- Responsibility of the Contractor for Design



SCR's Developed for Design-Build Contracts (0800)



- Warranty of Design
- Fast Track Design-Construction Sequence
 - This might be placed in Section 01012 - Design After award



SCR's Developed for Design-Build Contracts (0800)



- Deviating From the Accepted Design
 - Requires Designer of Record Approval
 - Requires Government Concurrence
 - Contract Change Requires "Mod"
 - Revisions Must be Tracked and Documented
- Constructor's Role During Design Process
- Value Engineering After Award



Existing Special Contract Requirements (0800)



- Partnering



Important Standard Clauses (0700)



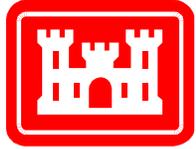
- Performance of Work by the Contractor
- Limitations on Subcontracting (Set-Asides)
- Commencement, Prosecution and Completion of Work



Important Standard Clauses (0700)



- Requirements for Registration of Designers
- Government Rights (Unlimited) - DFARS
- Rights in Shop Drawings - DFARS



MATOC Standard Clauses (0700)



- Ordering
- Order Limitations
- Indefinite Quantity



RFP Format for D-B (UFC)



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Division 01

- 01010 The Program and General Requirements (for MATOC - "Statement of Work")
- 01011 Design Criteria
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- 01320 Project Schedule
- 01330 Submittal Procedures
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- 01451 Contractor Quality Control
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Appendices

- Existing Site Conditions (Site/Topo/Soil Borings/Etc.)
- Utility Tie-ins/Flow Tests/etc.
- Haul Routes, etc.

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The Program and Design Criteria



SOW Design Criteria

- Division 01
 - 01010 - The Program and General Requirements
 - 01011 - Design Criteria

OTHER REQUIREMENTS

- 01012 - Design After Award
- 01320 - Project Schedule
- 01330 - Submittal Procedures
- 01410 - Environmental Protection
- 01355 - Contractor Quality Control
- 01500 - Temporary Construction Facilities
- 01780 - Closeout Submittals
- Appendices

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The Program and The Design Criteria



01010 - The Program and General Requirements

01011 - Design Criteria

These Sections are the Heart and Soul of the RFP!

- Convey Government's Design Intent
- Convey Project Design Criteria



Other Requirements

SOW Design Criteria

Division 01

- 01010 The Program and General Requirements
- 01011 Design Criteria

OTHER REQUIREMENTS

- 01012 - Design After Award
- 01320 - Project Schedule
- 01330 - Submittal Procedures
- 01355 - Environmental Protection
- 01451 - Contractor Quality Control
- 01500 - Temporary Construction Facilities
- 01780 - Closeout Submittals

Appendices

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Design After Award Section 01012



- Designer of Record Requirements
- Initial Design Conference
- Design Submittal Format
- Content of Design Submittal
- Stages of Design Submittal



Design After Award Section 01012



- Government Review Requirements
- Design Review Conferences
- Describe Release for Construction



Guide Specs for Design-Build



- The following guide specifications tailored for design-build are available in SpecsIntact and are currently being updated.
 - 01320 - Project Schedule
 - 01330 - Submittal Procedures
 - 01451 - Contractor Quality Control

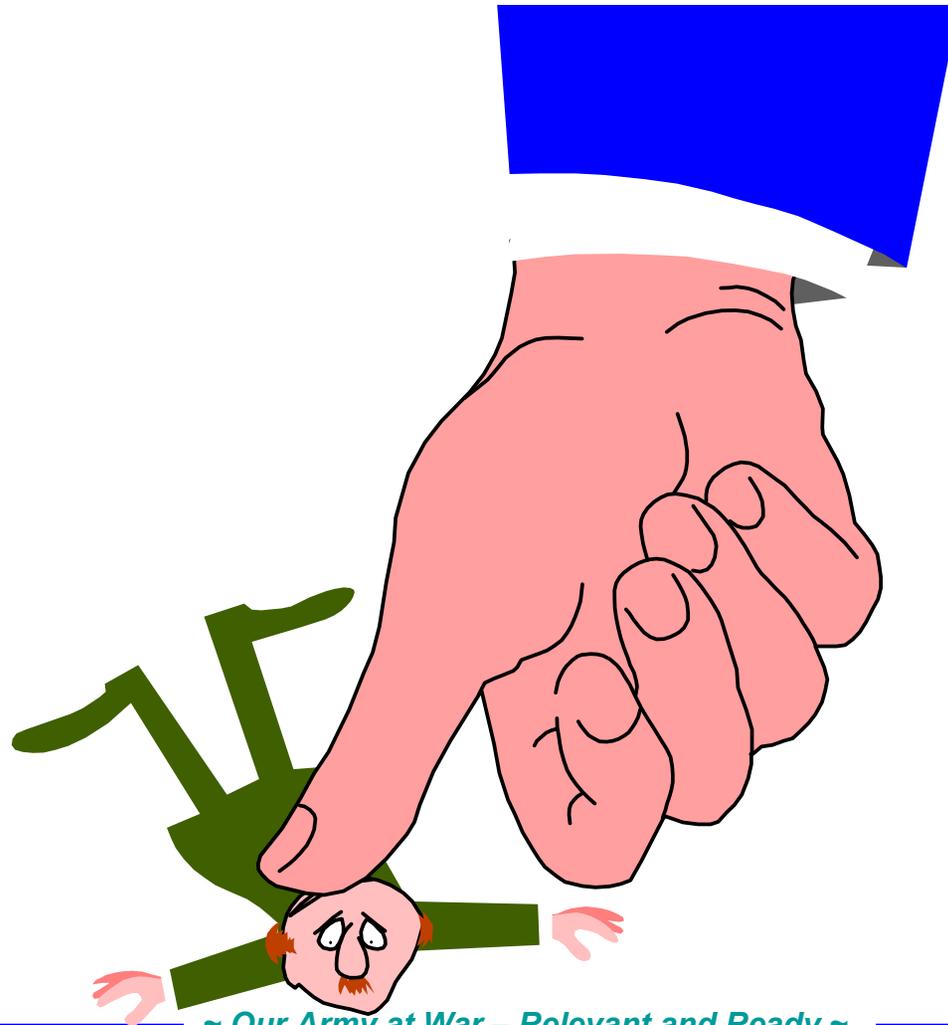


Manage for Success

- Clear Lines of Authority; One COR
- Employ Fast-Tracking & Manage Schedule in Total; One Schedule and One NTP
- Streamline Submittal Process
 - Reduced Submittals (Design and Construction)
 - Shorter Review Periods
 - Review for Conformance not Approval
- Employ Configuration Control System for Effective Change Management
- Enforce Functional QA/QC System



Design-Build Requires Letting Go of Some Things We've Always Held



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