



***The Right Way Forward:
Preparing Your Agency for Design-Build***

- Design-Build
- Shifting Paradigm
- Planning the Procurement
- Selecting the Right Project

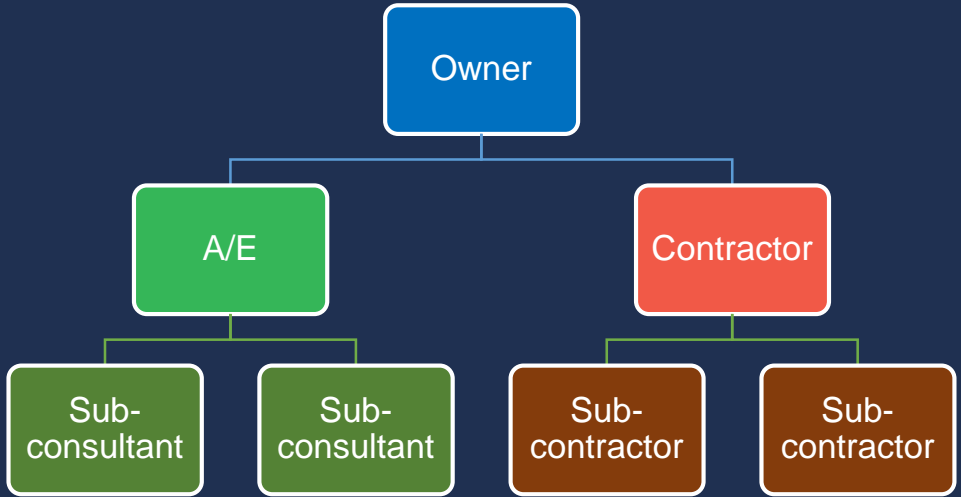


Presentation Overview

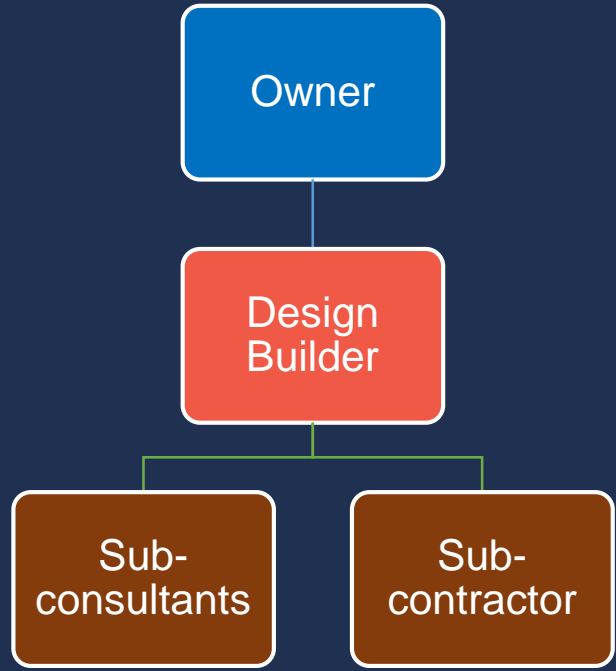
A blue high-speed train is stopped at a station platform. Several people are walking along the platform, some carrying backpacks. The train has the number '105' visible on its side. The scene is captured in a wide-angle shot, showing the platform's edge and the train's length. The overall image has a blue tint.

Design-Build

Design-Bid-Build



Design-Build



Organization

Design-Bid-Build (2 - 3 Contracts)



Design-Build (1-2 Contracts)



Contracts to Administer



Design-Bid-Build

- Lowest Price
- 1 Step Procurement
 - *Low Bid*



Design-Build

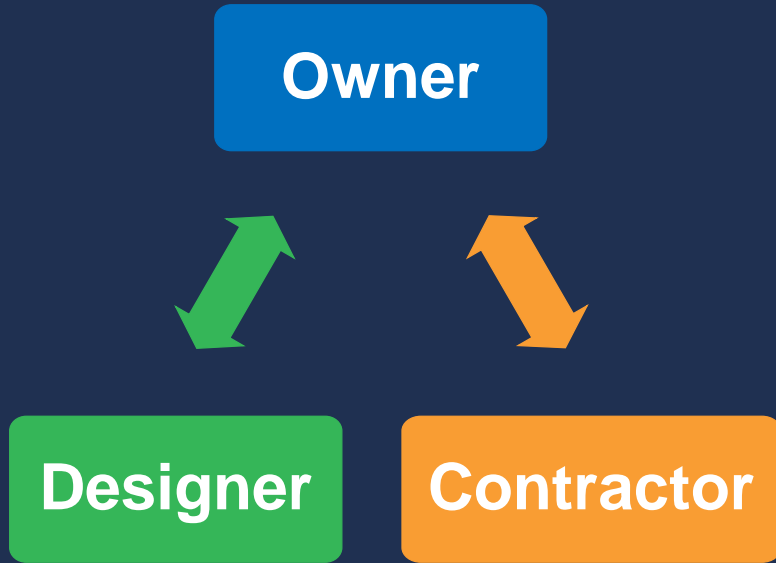
- Best Value
- Two Step Procurement
 - *RFQ & RFP*

Procurement Method

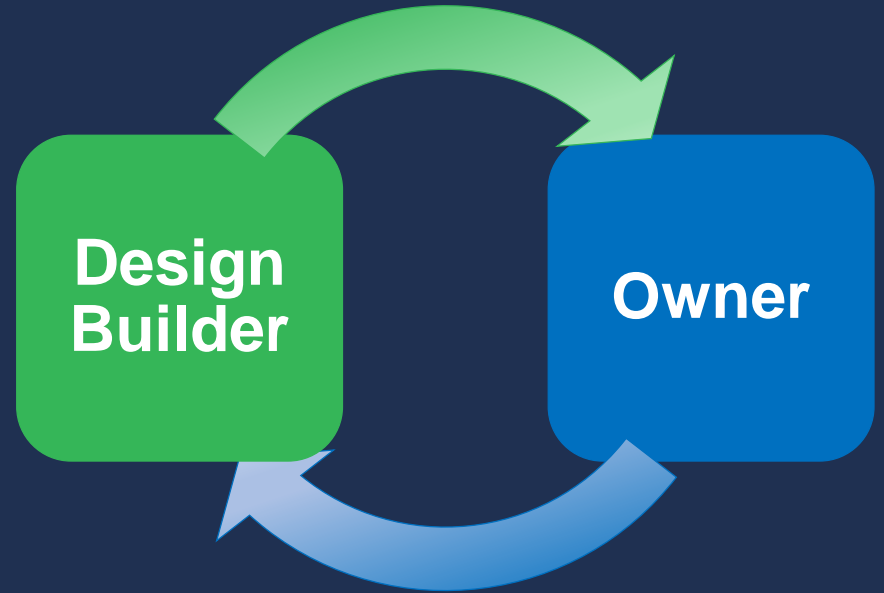
A photograph of two men in a library or study area. The man on the left is wearing a light-colored sweater and has a backpack on. The man on the right is wearing a dark jacket and glasses. They are both smiling and appear to be in conversation. The background shows bookshelves and a person sitting at a desk. The text 'Shifting the Paradigm' is overlaid in the center in a white, italicized font.

Shifting the Paradigm

Design-Bid-Build



Design-Build



Relationship

Design-Bid-Build

Prioritizes Lowest Price

- Control Design
- Problem Solver
- Linear Process

Design-Build

Prioritizes Value

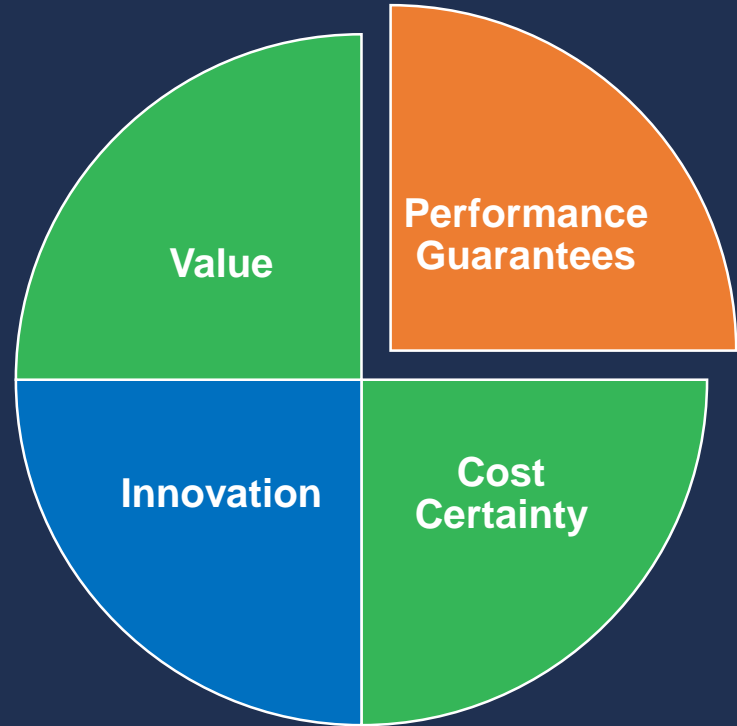
- Control Project Performance
- Partner
- Trust, Respect, Teamwork, Innovation, Creativity
- Integrated Process

Owner Mentality

Design-Bid-Build



Design-Build



Owner Goals

Design-Bid-Build

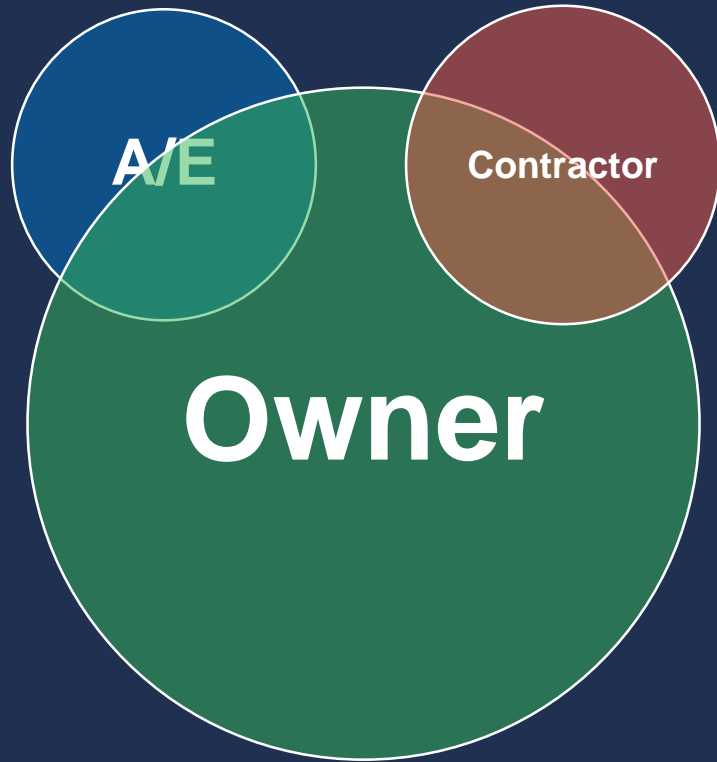
- Driving to the Goal
- Making Decisions
- Managing Interface

Design-Build

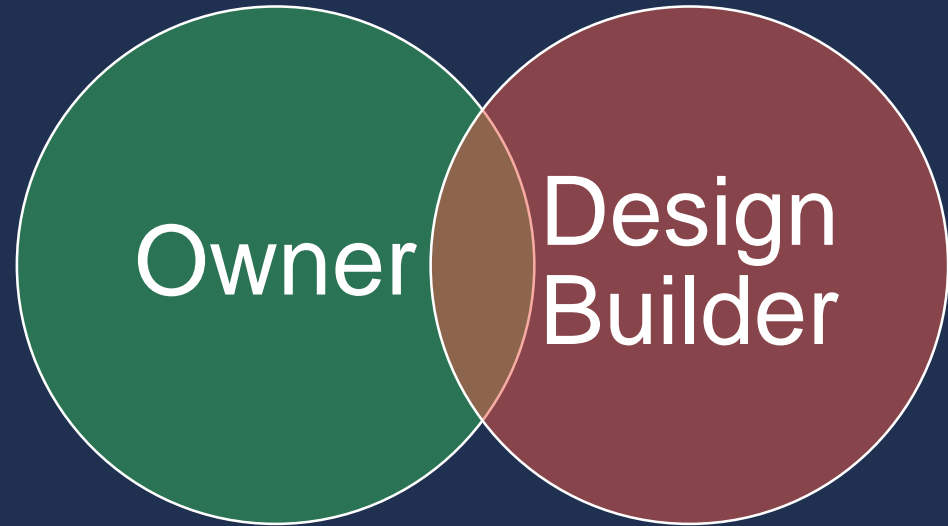
- Setting the Goal
- Understanding and Validating Decisions
- Coordinating Interface

Owner Involvement

Design-Bid-Build



Design-Build



Risks

A photograph of a light rail train at a station platform. The train is white and blue, with "CITY OF SEATTLE" visible on its front. People are waiting on the platform, which has blue railings and a blue circular sign. The scene is outdoors with trees in the background.

Planning the Procurement

Are You Allowed to Utilize Design-Build?

Are Processes/Procedures Prescribed?

- ***Funding Source Requirements (FTA/FHWA/FAA)***
- ***State Requirements***
- ***Agency Requirements***

Know Your Governing Legislation

RFQ

RFP

Award

Procurement Process

SOQ Submittals



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graph TD; A[SOQ Submittals] --> B[Evaluations]; B --> C[Interviews]; C --> D[Scoring & Selection (Short List)]; D --> E[Notifications & Protest Period];
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The diagram illustrates a five-step process for Request for Qualifications. It consists of five blue rectangular boxes with rounded corners, arranged in a descending staircase pattern from top-left to bottom-right. Each box is connected to the next by a green downward-pointing arrow. The steps are: SOQ Submittals, Evaluations, Interviews, Scoring & Selection (Short List), and Notifications & Protest Period.

Evaluations

Interviews

Scoring & Selection (Short List)

Notifications & Protest Period

Request for Qualifications Process

Overview of Procurement Process

SOQ Submittal Requirements

Qualification Requirements

Draft Request for Proposals

Incentives

Protest Procedures

Evaluation Criteria and Scoring

Components of the RFQ

Define required Qualifications of Firms and Staff

Consider Staff Availability

Evaluate Management Approach To Design-Build

Small Business/Disadvantaged Business Past Performance

Price Not Considered

RFQ Evaluation Criteria & Scoring



Request for Proposals Process

General Conditions

One on One Meetings

Alternative Technical Concepts

Negotiations & Validation

Award & Execution

Stipend Agreement & Eligibility Requirements

Process Components of the RFP

Project Schedule & Budget

Special Conditions

Proposal Submittal Requirements

Presentation Requirements

Stipend Amount

Evaluation Criteria (including Price) & Weighting

Project Requirements

Project Components of the RFP

Where Owner Prioritizes Project Elements

Determine Value Of Price Vs. Technical Proposal

Proposers Establish Design Approach

Proposers Teaming Agreements

Proposal Evaluation Criteria & Scoring

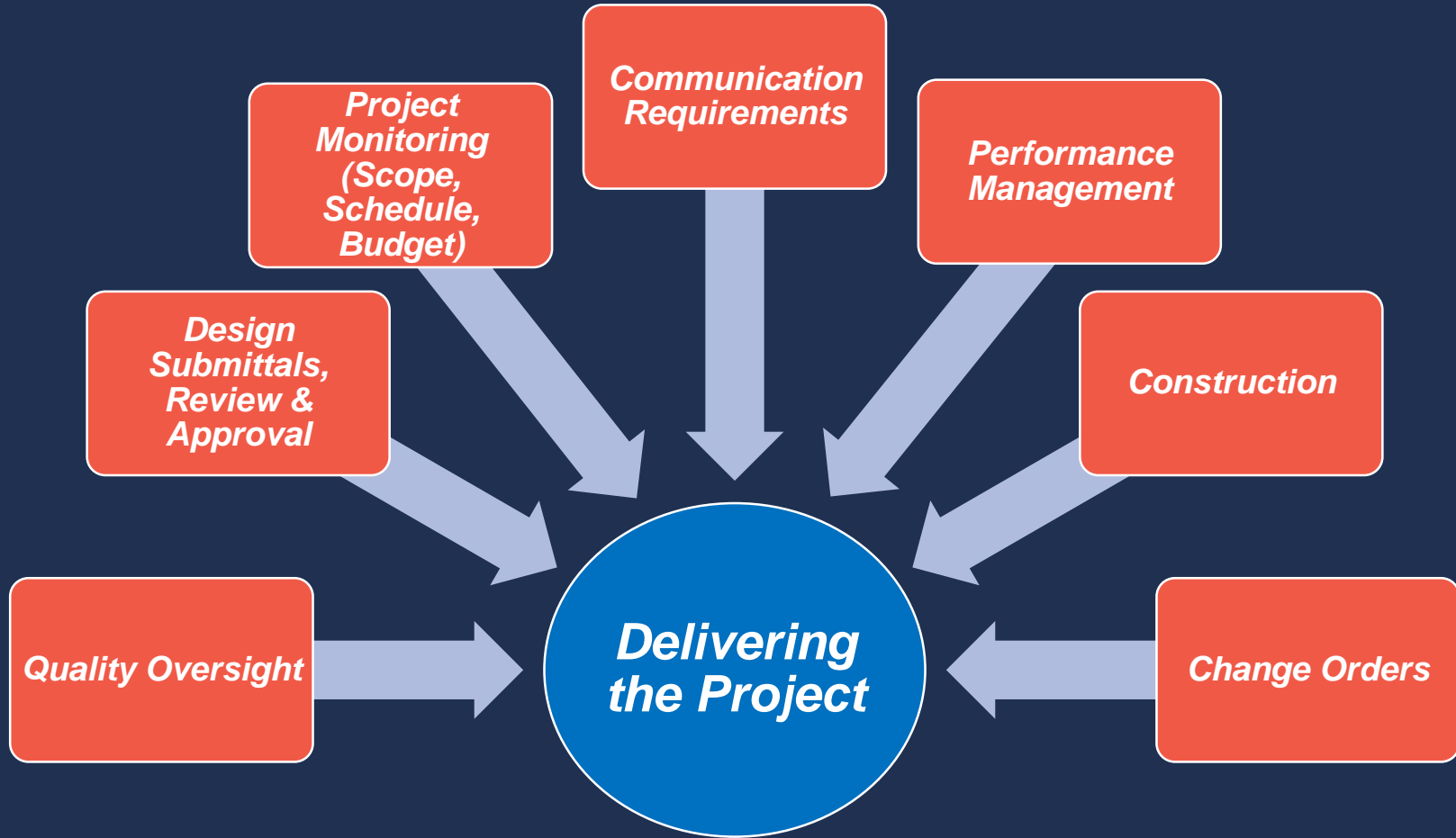
Performance Criteria

- *Flexible Enough To Allow For Innovation*
- *Specific Enough To Achieve Project Requirements And Goals*
- *Risk On Design-Builder*

Prescriptive Criteria

- *Be Prescriptive When Necessary*
- *Can Constrain Innovation*
- *Risk On Owner*

Project Requirements



Define Project Processes

A blue high-speed train is stopped at a station platform. Several people are walking along the platform, some towards the train and others away. The train has the number '105' visible on its side. The scene is overlaid with a semi-transparent blue filter.

***Selecting the Right
Project for Design Build***

Determine Delivery Method Early

- ***Between 0 And 30%***

Establish Appropriate Team To Evaluate Project

Evaluate All Delivery Methods Equally

Establish Process For Evaluation

Delivery Method Selection

Evaluate Project

- Evaluate delivery methods against criteria and packages
- Determine best delivery method & contract packaging

Review Project Goals

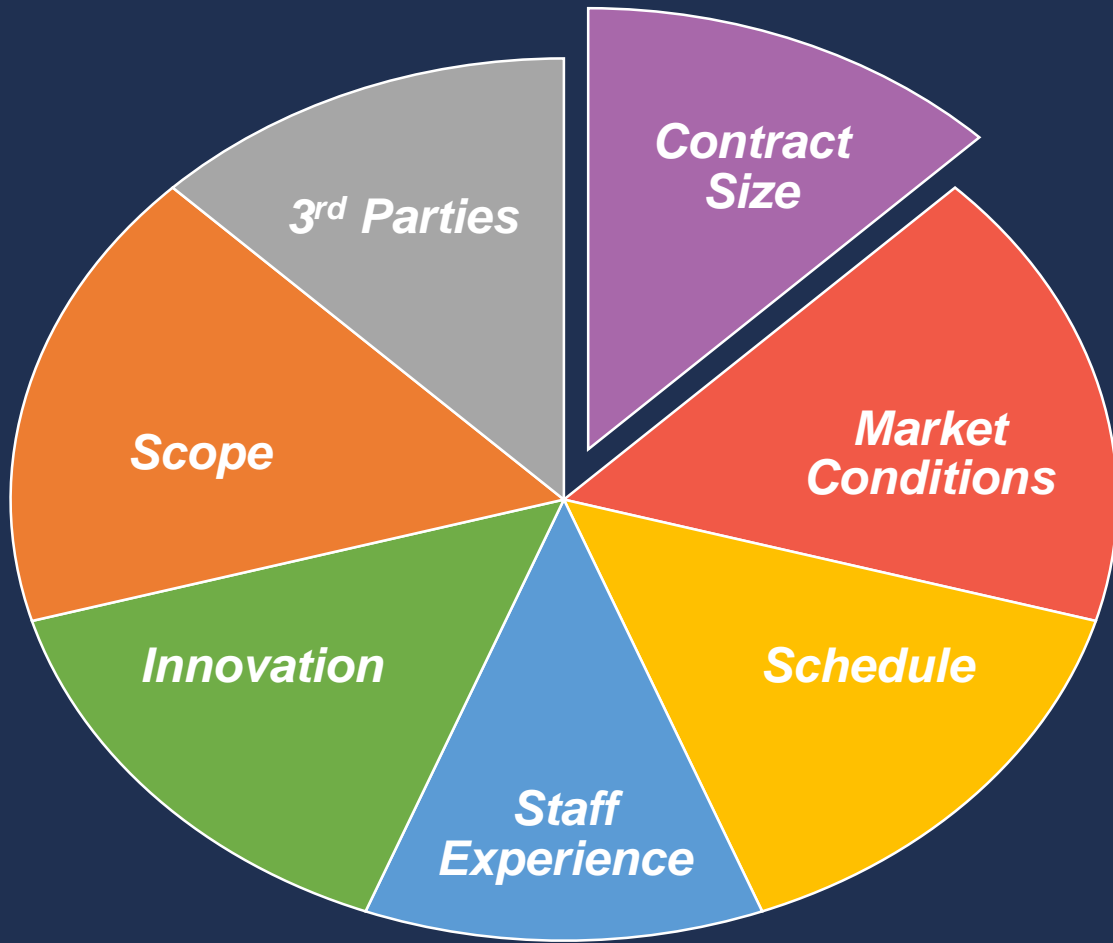


Establish Evaluation Criteria

- Define criteria for each category
- Score risk of each category (+/-)
- Prioritize categories
- Evaluate contract packaging options

Based on TCRP-131 Model

Project Evaluation Process



Project Evaluation Factors

A photograph of two men in a hallway, overlaid with a blue tint. The man on the left is wearing a grey sweater and has a backpack. The man on the right is wearing a dark jacket and glasses. They are both smiling and appear to be in conversation. The background shows a hallway with lockers and a person sitting on a bench.

Other Lessons Learned

The Procurement Is The Critical Period To Capture Value

Include Jurisdictions In Developing Project Criteria And Selection

Allow For Innovation & Creativity In The Procurement

Have One on One Meetings with Finalists

Consider a Pre-proposal Submittal With Written Feedback

Colocation & Collaboration With DB Team Is Critical

DESIGN-BUILD BEST PRACTICES GUIDELINES
PUBLIC WORKS IN WASHINGTON STATE REGULATED BY RCW 39.10

Washington State CPARB Design Build Best Practices Manual

- <https://des.wa.gov/about/boards-committees/capital-projects-advisory-review-board/background-and-reference>

CAPITAL PROJECTS ADVISORY REVIEW BOARD | DESIGN-BUILD BEST PRACTICES COMMITTEE



DBIA.org

Resources