

CAPITAL PROJECTS ADVISORY REVIEW BOARD

D-B BEST PRACTICES COMMITTEE UPDATE

11 MAY 2017

DRAFT BEST PRACTICES GUIDELINES

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1. TYPES OF DESIGN-BUILD PROCUREMENT

REGULATIONS

DESIGN-BUILD TYPES

- Progressive
- Traditional (Design & Price Competition)
- Bridging
- Comparison

CONTRACT TYPE

- Lump Sum & GMP

2. CONSIDERING THE USE OF DESIGN-BUILD

PROJECT DELIVERY METHODS & EVALUATION TOOLS

CHARACTERISTICS OF DESIGN-BUILD

- Teamwork/Innovation
- Cost Certainty/Risk Mitigation
- Performance Guarantees & Incentives

ALIGNING PROJECT DELIVERY TYPE WITH OWNER NEEDS & GOALS

- Agency Preparedness
- Program Definition/Stakeholder Involvement
- Owner/Designer Relationship
- Design Control
- Changes In Scope
- Funding

3. PRE-SOLICITATION DOCUMENTS

PROJECT CRITERIA

- Performance & Prescriptive Criteria
- Design Standards
- Predesign Studies

USE OF CONSULTANTS

4. DESIGN-BUILD TEAM SELECTION

RCW 39.10.330 REQUIREMENTS

SELECTION PANEL

RFQ PHASE

- Program, Scope, Schedule & Budget Alignment
- RFQ Phase Interviews

RFP PHASE

- Meetings
 - Pre-RFP Meetings
 - Proprietary Meetings
- Alternative Design Concepts
- Criteria for Evaluating Cost Proposals
- RFP Phase Interviews

HONORARIA & SCOPE OF DELIVERABLES

VALIDATION

5. ENCOURAGING COMPETITION

2015 STATE CAPITAL BUDGET, SECTION 1096

ADVANCE NOTICE

BROADENING SELECTION CRITERIA

- Consultant Team Exclusivity
- Demonstrating Teamwork

SMALL BUSINESS, DBE & MWBE

- Advantages of Design-Build
- Unbundling
- Small Project Opportunities

COMPETITIVE ADVANTAGE

USE OF SUBMITTALS

6. AFTER CONTRACT PRICE IS SET

DESIGN MANAGEMENT

SCOPE OF CONSULTANT DOCUMENTATION

OWNER INVOLVEMENT

SCOPE & COST MANAGEMENT

DESIGN QUALITY

7. APPENDIX

PARTICIPANT ROSTER

- Committee Members
- Other Participants

RESOURCES

- Risk Assessment/Project Delivery Method Selection Tools

CASE STUDIES

- UC Irvine
- Federal Center South
- 1063 Block
- WSU Everett Center South
- Port of Seattle International Arrivals Terminal
- Richland Fire Station
- South Puget Sound Community College: Lacey Campus, Building No. 1
- Spokane Community College: Main Building Renovation
- Clover Park Technical College: Center for Advanced Manufacturing Technologies

KEY ISSUES

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USE & EVOLUTION OF DESIGN-BUILD

- Agencies
- Procurement Types

AGENCY COMPLIANCE

- RCW 39.10.330 Requirements
- Two-Phase Selection Process (RFQ/RFP)
- Honoraria Requirements (see RCW 30.10.330(8), following)

AGENCY PERFORMANCE

- Agency Preparedness

DATA COLLECTION/LESSONS LEARNED

- Commence data collection
- Continue best practices dialogue
- Initiate training program/information dissemination

RCW 39.10.330(8)

- *The public body shall provide appropriate honorarium payments to finalists submitting responsive proposals that are not awarded a design-build contract. Honorarium payments shall be sufficient to generate meaningful competition among potential proposers on design-build projects. In determining the amount of the honorarium, **the public body shall consider the level of effort required to meet the selection criteria.***
- May a public body determine that honorarium payments are not required for Progressive and/or Bridging procurements?
- Does “**shall consider**” allow a public body to determine that they “**shall consider but decide not to compensate for... ?**”