FREE DBIA WEBINARS

Design-Builders: Managing the Present & Preparing for the Future

Design-Build in the Federal Sector
Managing COVID Challenges

Please standby: the webinar will begin shortly
Design-Build in the Federal Sector
Managing COVID Challenges

Welcome to DBIA’s Webinar Series

Kim Wright
Vice President of Strategic Communications

We’re in it for your success.
Webinar Rules of the Road

• We will take questions throughout the webinar
• Use Q&A (NOT Chat) to post your question
• Webinar slides and the recording will be emailed to attendees
• An attendance certificate (for CEUs) will be emailed in a separate email from the Education Department within a couple of weeks

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Acquisition Strategy for Integrated Design-Build

Covid-19 Environment
Federal Sector Discussion
Design-build: Definition

Mindset AND Delivery Method

Design-Build requires an attitude of mutual trust and respect among all Team Members that transcends any contractual arrangement.
Owners must Realize

Design-Builders examine

• Fair process
• Amount of risk shifted
• Owner’s reputation
• Previous experiences
• “Red Flags”

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Owners Strategy for Design-Build Done Right®

The “Fix” to the trust issue

Picking the right D-B Team

Giving flexibility, opportunity to succeed, and accountability

Rewarding superior performance

All 3 can optimize the utility of Design-Build

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DON’T SOLVE THE PROBLEM IN THE RFP

Define it!

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Viewed over a 30-year period, initial building costs account for approximately just 9% of the total, while operations and maintenance costs equal 83%.
Contractor Involvement
Design-Build to Budget

- Integrates all key players throughout proposal and design phase
- Adds speed to market consideration
- Budget determined at the start of the Project

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## Managing Risk

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<tr>
<th>Design-Build Risk Transfer Opportunity</th>
<th>Typical Risk Allocation in Traditional Design-Bid-Build</th>
<th>Typical Risk Allocation in Design-Build</th>
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<td>Owner</td>
<td>Designer</td>
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<td>Errors - Omissions – Ambiguities revealed during Construction</td>
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<td>Constructability of Design</td>
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<td>Establishment of Project Costs</td>
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<td>Permits and Approvals</td>
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<td>Quality Assurance and QC</td>
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<td>Construction Defects</td>
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<td>Weather Conditions</td>
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Design-build Allows for Owners/Industry Interactions IN REAL TIME

- During the competitive phase of the procurement … Seek input from the shortlisted Design-Build Teams into the “draft” RFP
- Provides valuable input like no other project delivery method
- Unfortunately, few Owners take advantage of this benefit
How Do Incentives Work?

- Determine “what” to incentivize
- Use “risk” as a guide
- Determine incentive amount
- Communicate expectations CLEARLY

*IN A PERFORMANCE BASED ENVIRONMENT, THE AGENCY DOES NOT HAVE DIRECT CONTROL OVER HOW THE WORK IS PERFORMED*
In Summary… Be A Competitive Owner

- Involve Industry in Strategy Development
- Clearly Convey Priorities (Quality - Schedule – Budget)
- Consider Stipends
- Shortlist only 3 Design-Build Teams
- One-On-One
  - Draft RFP Feedback
  - Proprietary Meetings
- Treat Competitors Fairly and Equitably
- Transparent Comprehensive Debriefings
- Balance involvement in the post-award process
  - Active participant during design development
  - Accessible – Timely Decisions
  - NO micro-management
- Pay on time

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Federal Design-Build Symposium

October 27 – 28, 2020
National Harbor
Ft. Washington, MD

Learn More @
dbia.org/conferences/federal-design-build/
Registration Opens Soon