DBIA Owner Forum - Federal Focus
March 16, 2010

Criteria development

Considerations
- What level of design is kept in-house?
- Level of in-house expertise vs. industry trained
- Reduced program definition at RFP may yield solutions not desired

Risk elements
- Criteria designer/Bridging design outsourcing
- In house vs. outsource RFP development

Approach
- "Designer1" on board to evaluate solutions
- Based on product type, organizations involved, location

Source selection

Is design build right for your project?
- Does it help you execute in the year of appropriation?
- Requires lead time from project funding to capture end user requirements in prep for RFP

User agency preferences
- Range from 8a thru 2-step best value - variables include:
  - Value
  - Size
  - Small business goals
  - Scope
  - Time; Urgency
  - Staff capacity

Honest view of owner and project profile and goals - e.g. USACE high on standards, low on risk tolerance

Find a way to hire people that you can trust
- Use of pre-qualification approach
- Other procurement vehicles: JOC, SATOC, MATOC, IDIQ, etc.

How is innovation driven into the process?
- Knowledge management, lessons learned from one solicitation to the next

Success factors for picking DB teams?
- Test for interaction between various parties to the team
- Use of innovative processes to evaluate team dynamics
- Validate team named matches staff assigned
- Will team be willing to co-locate for specific job phases
- Use of sources sought, market sounding, draft RFP to educate teams
- Feedback loop via debrief
- Use of stipends

Source of funding
- Project size factor
- Use of betterments
  - Performance-based award fee as a part of contract clauses

Design management

Tools - DrChks, documentation, owner comments

Variables
- A DB team who have worked together
- A staff that has DB experience

Link title to designer and DB team designer
- Using internal design teams to assist in the design review and approval process
- Look for ways to keep Design1 participants engaged to explain intent and expectations
- Identify how design and construction team members will work such that design is not treated as a sub
- Keep user agency on the original scope trail
- Establish a lead customer representative
- Can you assign Design1 to the DB team?

Actions/Next Steps

Make topics available

Engage other owners

Define quality

Interaction w/ regulators

Future topics

Owner participants