



# Design Build Partnerships Procurement Process

October 26, 2016

**SOUND TRANSIT**

# Linneth Riley-Hall

Procurement & Contracts Division  
Design and Construction Contracts Manager  
Sound Transit

**Design Build**

# Public Works Delivery Methods

## Traditional Public Works

**Design-Bid-Build**

## Alternative Public Works RCW 39.10

**GCCM**

**Design-Build**

**Job Order Contracting**

## Capital Projects Review Board – CPARB

- 23 member governor appointed industry professionals
- Includes consultants, contractors and owners
- Advise legislature on public works delivery methods

## Project Review Panel – PRC

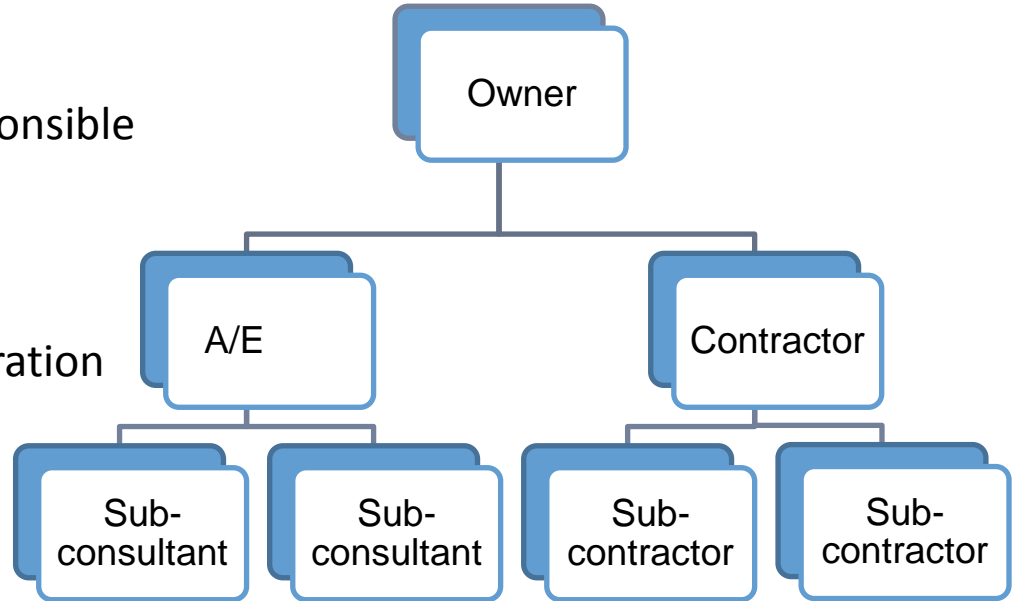
- Established by CPARB
- Perform two major roles:
  - Approve the use of GC/CM or D/B delivery method for individual projects
  - Certify public bodies to use DB or GC/CM

**Alternative Public Works Oversight in WA**

- A. Construction activities are highly specialized and a design-build approach is critical in developing the construction methodology
- B. The project provides opportunity for greater innovation or efficiencies between the designer and the builder
- C. Significant savings in project delivery time would be realized.
- D. Parking Garages
- E. Construction or erection of portable facilities or pre-engineered metal buildings

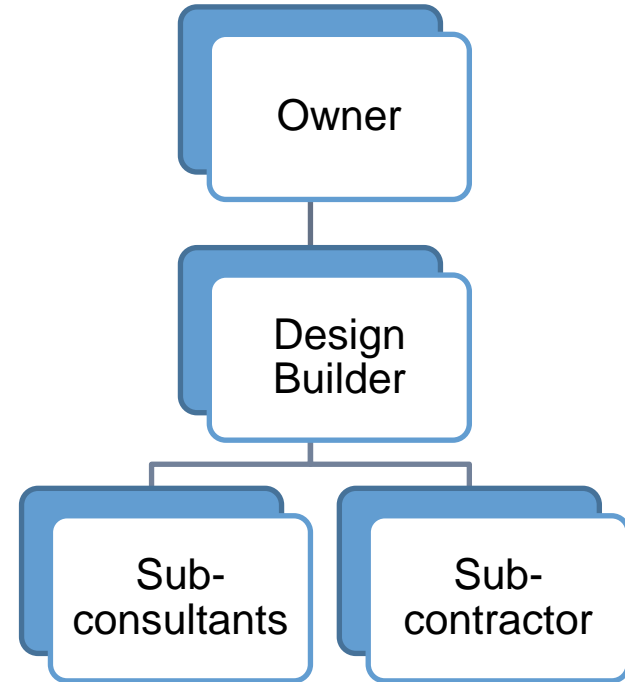
## **RCW 39.10 Requirements For Using Design Build**

- Traditional method of delivering public works
- Awarded to lowest responsive, responsible bidder
- Owner carries design risk
- Does not naturally facilitate collaboration



## Design-Bid-Build

- Design-Builder assumes design, quality, and schedule risk
- Award to highest ranked proposer
- Potential benefits include:
  - Closer collaboration between designer and construction firm
  - Schedule reduction
  - Innovation



# Design Build

- Match firm past experience and performance with project needs
- Performance Specifications allows the proposer to come up with innovative solutions to achieve the desired outcome
- Allows Owner insight into the proposer's intended approach prior to contract award
- Competition is centered on which proposer provides optimum solution
- Price is known at the time of proposal

## **Design Build Partnership Benefits**





**How is the Design Build Delivery Method Different**

Firms Submit Statement of Qualifications and Experience (SOQ)

Owner Evaluates and Scores SOQs

Owner Short Lists Submitters for Interview and Additional Scoring

Owner Determines Highest Ranked Firms With

- Submitted Statement of Qualifications (SOQ) Scores
- Interview Scores

Top 3-5 Firms Selected to Receive RFP

**Procurement Process – RFQ**

# D/B Partnership - RFP

CONFIDENTIAL ONE ON ONE MEETINGS

ATC's SUBMITTED AND APPROVED/REJECTED

## Highest Ranked Firms Submit Proposal

- Technical Proposal
- Price Proposal

## Owner Evaluates and Scores Technical Proposals

## Scoring Formula Applied to Price Proposal

## Scores Combined to Determine Highest Ranked Firm

## Highest Ranked Firm Enters Negotiations with Owner

# Procurement Process - RFP

A close-up photograph of the exterior of a white Sound Transit train. The train features a blue and teal wavy graphic along its side. The Sound Transit logo, a stylized 'S' and 'T' in blue, is positioned above the word 'SOUNDTRANSIT' in blue capital letters. A set of double doors with arched windows is visible on the left. A semi-transparent grey banner with white text is overlaid across the middle of the image.

**SOUNDTRANSIT**

**PARTNERSHIP MEETING**