

Design-Build Method for Project Delivery

The 82nd Legislature amended the provisions for project delivery methods and consolidated them into a new chapter of the Government Code. Chapter 2267 – Contracting and Delivery Procedures for Construction Projects became effective September 1, 2011.

The following is a summary of the requirements and the process for using design-build.

Design-build uses a qualification-base procurement process whereby the design-build firms submit qualifications to a procuring entity that evaluates and selects the most qualified firm, and then negotiates the project scope of work, schedule, budget, and fee.

To ensure proper management, the Government Code requires an entity to have a licensed professional in responsible charge of the project.

A Request for Qualifications (RFQ) for a design-build project is required to have all of the following elements:

- General information on the project site
- Project scope
- Budget
- Special systems
- Selection criteria and the weighted value for each criterion
- Information to assist design-build firms in preparing their Statements of Qualifications (SOQ's)

NOTE: The evaluation criteria for this particular project is as follows:

- Firm's experience, technical competence, and capability to perform
- Past performance of the firm (individually and as a team)
- Other appropriate factors submitted by the firm in response to the RFQ
- Cost-related or price-related evaluation factors shall not be considered in the initial ranking

After completion of the selection process the top firm is then asked to provide a proposal for the project including the cost for delivering the project. No other firms are allowed to provide proposals.

The proposal is evaluated and the licensed professional leads the review and negotiation of the proposal.

If the top ranked firm is unable to provide an acceptable proposal the team formally rejects that firm and moves on to the next top ranked firm, using the same method until an acceptable proposal is received.

After the contract has been authorized by Council and fully executed, the design professionals of the design-build team work closely with the construction contractors members of the team to develop the design and construction plans.

Using this process the City can provide the parameters for the completed project and the designers and the contractors can work to deliver a project at the lowest price while meeting the parameters stipulated by the City. As an example, construction cost implications of various recommended design elements are constantly under scrutiny for value engineering opportunities during the entire project process which results in a more cost effective overall project.