



8(a) Design Build Strategies and Opportunities for Improvement

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Panel Members



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- **Nick Simpson**

- NAVFAC SE, PDC Area Support Group Supervisor. Covering GTMO, Key West, South Carolina, and Caribbean Project

- **Christine Spendiff**

- NAVFAC SE, PDC Area Support Group, Supervisory Architect. Covering Jacksonville Area

Purpose



- **NAVFAC is experiencing impacts to schedule and design quality performance with small (<\$5M) design build (DB) projects.**
 - **Multiple design errors/omissions causing significant schedule delays and cost overruns.**
 - Examples: Environmental requirements, base specific permitting and approvals, unique challenges with remote locations (i.e. GTMO and Key West).
 - Multiple, unplanned resubmissions of design submittals.
 - **Projects are quickly falling behind schedule soon after award.**
 - Government and KTR are not “hitting the ground running” to set up a complete, detailed Post Award Kickoff Meeting (PAK).
 - Design delays are causing immediate schedule slip in construction and turnover to customer or missing mission need dates.

Agenda



- **Potential Causes and Topics for Discussion**

- **KTR and Government understanding or experience with NAVFAC and DOD specifications and requirements.**
- **Relationship and management between Small Business DB Prime KTR and Small Business A/E firm or Designer of Record.**
- **Solicitation period discussions. Period of performance expectations, pre-proposal inquiry process, site visit participation.**
- **Scope creep during design.**

Specifications and Requirements



- **Understanding of NAVFAC specifications and requirements**
 - **Are the Gov't SOW or specifications too in-depth? Not enough detail?**
 - **Does the Government provide a clear basis of design and desired end state?**
 - Data sharing and KTR expectations or assumptions of available information (e.g., As-Builts, CAD files, shop drawings).
 - **Is the level of experience and knowledge of small business A/E firm on UFC, UFGS, and base specific requirements at appropriate level?**
 - Importance of FC 1-300-09N (Gov't and Contractor understanding of this document).
 - **What is required and expected of Government design managers?**
 - Is there enough participation (e.g., PAK and Design Review Meetings)?
 - Does Government design team provide appropriate technical and contractual experience to support requirement?

Prime KTR and A/E Relationship



- **What is the relationship between Prime Construction KTR and DOR (A/E)?**
 - **Do Prime construction KTRs have multiple, established firms to go to?**
 - **How are Prime KTRs soliciting A/E firms during pre-award?**
 - Is the design fee limitation a concern for small projects?
 - Are A/E design schedules and availability accounted for with proposal?
 - **What is the understanding from Government and Prime KTR of roles/responsibilities during design phase?**
 - Government expectations of Prime KTR's management of schedule and quality control during design phase.
 - Are design schedule dates and milestones being presented at PAK?

Scope Creep and Solicitation Period



- **Does end user have sufficient involvement in the RFP development or definition of the requirement?**
 - Impacts of fiscal year funding on scope and Government budget.

- **What are the best practices for communicating limits of proposals and exclusions to include assumptions and narratives?**

- **What is the A/E participation and Government Design Manager participation in negotiations and review of final agreement?**
 - Do we reach a complete “meeting of the minds?”
 - Best practices for pre-proposal inquiries (e.g. Projnet) and site visits.

- **Does the Government have appropriate and realistic periods of performance in SOW? Are Contractors proposing alternate periods of performance?**

Panel Members



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