

Wyoming School Facilities Commission

Responding to Design-Build RFQs and
RFPs

June 17, 2009

Design-Build Best Practices

- Two-phase selection, RFQ & RFP
- Short-list to 3 finalist for the RFP
- Performance based specifications
- Hold Interim Interviews during the competition
- Pay Stipends
- Offer an Incentives Plan

Agenda

- Orientation to the intent of the seminar
- Design-Build Best Practices
- Responding to the RFQ
- Integration Interviews
- Responding to the RFP
- After contract award

WSFC Selection Process

- Two phase selection, RFQ and RFP
- Shortlist to 6 in the RFP for Integration Interviews
- Hold Integration Interviews, shortlist to 3 for the RFP
- Performance Based
- Interim Interviews during the competition
- Pay Stipends

Orientation

- Provide a resource for design-builders to better understand the source selection process at WSFC
 - Performance based design-build
 - Fast Track
 - Integration between designer and constructor
- The process will most likely evolve over time
 - Lessons learned

RFQ & RFP Source Selection Plan

- There are written source selection plans that the WSFC, school district and owner's representative followed
- RFQ's and RFP's from the design-builders can only be compared to the source selection plan submission requirements
- Process is formal in nature as this is a publicly funded contracting action

RFQ Table of Contents

- WSFC Authorization Letter
- Instructions Notices and Conditions to Offerors
- RFQ Selection Procedures
- Draft RFP Information
- Risk Management Assessment

RFP Table of Contents

- Contract Documents
 - DBIA 525 Guaranteed Maximum Price
 - DBIA 536 General Conditions
- Forms
- Proposal Submission Requirements
- Pinedale (School) Program Documents
- Performance Specifications & Substantiation
- Design and Construction After Award
- Owner Provided Information

RFQ Requirements

Requirement	Points
Project Experience with K-12 – Up to 5 projects	45
Past Performance - References	40
Resumes – 12 Positions	36
Design-Build Experience – Up to 3 projects	15
Organizational and Technical Approach	10
1. Organization	
2. CADD and BIM	
3. Quality Control for Design	
4. Quality Control for Construction	
5. Fast Track Scheduling	
Additional Requirements	4
1. Similar Soil conditions	
2. Similar location as Pinedale	
LEED Silver Checklist	Required
Integration Interview	100

RFP Proposal Submission Requirements

RFP Scoring Criteria	Points
Maximum Space and Size Tables	25
Building Functional Arrangements	20
Building Aesthetics Narrative	18
Quality of Building Systems and Material Narrative	15
Site Design Narrative	10
Key Subcontractors	8
Proposed Contract Duration	4
LEED Checklist	Required

Integration Interview

- Design-Build teams were given three questions to answer in the RFQ
 - 1. Describe the relationship between the design-builder and the sub consultants/sub contractors
 - 2. What strategies will you use to provide best value to the owner?
 - 3. Describe how you will price the design
- 1 hour long presentation by the design-builder
- Purpose: If a design-build team did not have design-build experience they may have experience working together or integrating
- Inclusive strategy rather than an exclusive strategy

Several Ways to Evaluate

- Best Value
 - Subjective and compares project to project price is included in the evaluation
- Weighted Criteria Adjusted Low Bid
 - Calculation, objective scoring; design-builders submission against the RFP
- This source selection used weighted criteria adjusted low bid
- Wyoming Resident Contractors 5% Preference was included in the scoring criteria

The technical aspects are scored on a scale of 0 to 100 expressed as a decimal (e.g., score of 85 is .85).
 After the technical scores have been calculated, each proposer's price is then divided by the technical score expressed as a decimal to yield an "adjusted low bid." Adjustments to the price are for selection only. The proposal price is the actual contract amount.
 Sample scoring calculation: Team "A" is Wyoming Resident Contractor and Team "B" and "C" are not.

Proposer	Total Bid Price	Construction Bid	A/E Fee Bid (8%)	Adjusted Construction	Adjusted Price Proposal
"A"	\$1,000,000	\$920,000	\$80,000	\$920,000	\$1,000,000
"B"	\$1,000,000	\$920,000	\$80,000	\$966,000	\$1,046,000
"C"	\$900,000	\$828,000	\$72,000	\$869,400	\$941,400

Performance Specifications

ASTM Uniformat II Classification, Charette & Marshall

Uniformat	Element	Systems	Assemblies
Substructure	A	A10 Foundations	A1010 Standard Foundations
Shell	B	B30 Roofing	B3010 Roof Coverings
Interiors	C	C20 Stairs	C2010 Stair Construction
Services	D	D30 HVAC	D3020 Heating System
Equip. & Furn.	E	E10 Equipment	E1030 Vehicular Equipment
Demolition	F	F10 Special Construction	F1050 Controls and Instrumentation
Site work	G	G10 Site Preparation	G1030 Site Earthwork

Teams "B" and "C" have their construction bid increased by 5% and then the technical score is applied to the new adjusted price proposal.

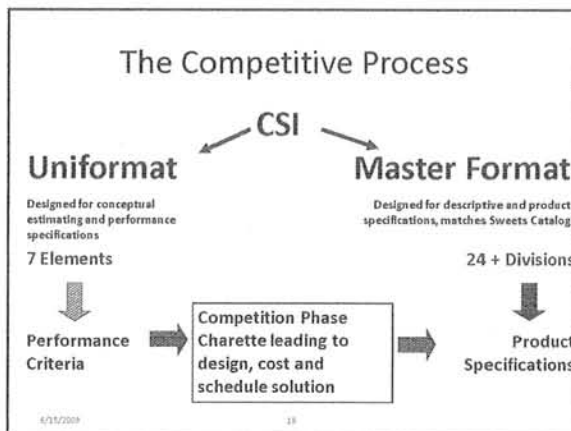
Proposer	Qualitative Technical Score	Adj. Price Proposal	Adjusted Low Bid
"A"	0.85	\$1,000,000	\$ 1,176,471
"B"	0.95	\$ 1,046,000	\$ 1,101,053
"C"	0.65	\$ 941,400	\$ 1,384,615

In this sample, Team "B" would be the winner of the design-build competition.

- ### Performance Specifications
- **Performance Statement**
 - HVAC provide duct construction
 - **Reference Standard**
 - In accordance with SMACNA HVAC Duct Construction Standards, 2005
 - **Substantiation (Quality Assurance)**
 - Design development: identification of all ducts to be tested
 - Construction: verification of system leakage rate
 - Repair if needed and retest

In this example there are no Wyoming Resident Contractors so the 5% preference does not apply.
 Sample scoring calculation: No Wyoming Resident Contractors
 In this sample, Team "B" would be the winner of the design-build competition. A reminder for all design-builders: the WSFC and the District are asking for "design to budget." Price will be submitted and opened separately from the technical submission. The 5% preference does not affect the final price of the project, but is only used to determine apparent adjusted low bid.

Proposer	Qualitative Technical Score	Price Proposal	Adjusted Low Bid
"A"	0.85	\$1,000,000	\$ 1,176,471
"B"	0.95	\$ 1,000,000	\$ 1,052,632
"C"	0.65	\$ 900,000	\$ 1,384,615



Design and Construction After Award

- General Information
- Pre-work activities and meetings
- Stages of Design Submittals
- Submittal Distribution , medial and quantities
- Project Schedule
- Submittal procedures
- Contractor Quality Control
- Temporary Construction Facilities
- Closeout submittals
- Interior Performance Requirements.