

MEMORANDUM FOR ENGINEERING AND DESIGN DIVISION

Subj: **POLICY for EFFECTIVE EMPLOYMENT OF DESIGN/BUILD**

1. The process of **DESIGN/BUILD (D/B)** is an evolutionary one, and many of us, as well as our clients, have differing ideas and perceptions regarding its use, value, and application. There are many variations of D/B, but it's incumbent upon us to tailor it to our specific project and the federal government's mode of operation within the current contract rules and regulations. Primary reasons for us employing D/B as an acquisition strategy (other than earlier construction awards) are to allow the contractor community total flexibility, innovation and creativity in arriving at the most economical facility solution at an acceptable quality level, consistent with meeting user functional requirements. That is the concept of D/B this Command will employ. If D/B is a successful contract vehicle, it should stand on its own merit. If we find it does not produce the desired results, then we will certainly make adjustments and/or restrict its use.

2. For the past few years our process has ranged from **draw-build** (approximately 100% design), to **partial design** (ranging from 10% to 90% design) to **minimal design**, which is a truer definition of D/B and that which we will vigorously pursue in the future. There is no need to utilize D/B if we are going to provide the design solution to the proposers, which is generally what we have been doing. Our challenge is to leverage this acquisition method to gain its maximum potential while retaining the technical quality standards to which we are accustomed.

3. With that premise, we must ensure we take extra precautions in developing our contractor team design and construction prequalifications. This will ensure that only the three to five highest qualified teams submit proposals. Our Technical Evaluation Board (TEB), along with our client's participation, will analyze the proposers' submittals, evaluating site and building design and all associated requirements, making note and giving credit where proposals clearly exceed the RFP. The TEB will then recommend selection of the contractor proposal which offers best value to the government.

4. Regarding the value of the FACD process as it relates to D/B, it is still incumbent upon us to educate the client at the conceptual development stage. Many of our in-house designers are concerned that the concept design developed for the FACD is wasted because it is not used beyond the FACD. Keep in mind that most clients are not engineer/architect trained and have difficulty envisioning the finished facility. We need to develop a concept design to demonstrate to the layman that a facility can be designed to meet all the client's aesthetic and functional requirements, and estimate that concept design to validate the facility can be constructed within the funds available. Our FACD mission, then, is to glean from the client all the requirements, relationships, adjacencies and specific details needed in the completed facility. The best way to foster that process is to offer a concept design as a starting point, refine it if necessary, and then make maximum use of the design team's time in the FACD process to collaborate with the rest of the FACD Team in preparing the RFP Section 01155, "Facility Program Requirements."

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Further iterations of design concepts will only be developed to validate cost. The ultimate goal of the FACD should be a comprehensive draft of Section 01155, completely describing all functional requirements of the facility. Furthermore, each discipline's specific design requirements shall be defined, including specialized materials, methods and systems to the detail necessary. Section 01159, "Design Criteria," should clearly state what is unacceptable, recognizing that all items normally covered in Divisions 02 through 16 will be required of the contractor in compliance with the Navy Guide Specifications. The added value of the FACD will be that we open the client's eyes to one possible solution, but then brainstorm with him to ensure we incorporate those elements that he must have, and work hard to convince him to exclude those elements that may restrict the creativity of the professional design community. We must assure the client that this will provide a variety of solutions with varying levels of acceptable quality and cost ranges that allow him to participate in weighing trade-offs to select the ultimate facility solution during the Best Value Source Selection process - and the client will be invited/encouraged to participate in that process.

5. Once the RFP documents are prepared and the source selection process is complete, the only document submittals required of the contractor's designer of record will be facility drawings, an outline spec, and catalogue cuts for identified items. Submission of an edited project specification will not be necessary, since Section 01155 will require the contractor to conform to Divisions 02 through 16 of our Guide Specs, except for the noted exceptions and approved deviations. The basis of facility acceptance is performance. This applies also to shop drawings. Only those submittals which call for Contracting Officer's approval in the RFP, such as deemed necessary for life safety or other reasons, will be submitted by the contractor. However, that doesn't preclude us from spot-checking the contractor from time to time with selective field visits to ensure conformance to NAVFAC criteria.

6. You are all encouraged to join this technical paradigm shift and look upon preparation of the RFP Documents as another challenging In-House design experience. For many of us, developing a site plan, floor plan, elevations and details is like falling off a log, but crafting the language - without drawings - to allow multiple players to provide alternate design solutions will be a significant challenge. When D/B has been selected as the procurement vehicle of choice, I call upon each of you to join me in helping the layman fully understand the process. It is incumbent upon all of us to use D/B to our maximum advantage.



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Director

Engineering and Design Division

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