

Design-Build Rules

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Agenda

- Program Overview
- GA Code §32-2-81 (SB 70)
- Discuss Rulemaking Process

Program Overview

- 21 Design-Build Contracts Awarded (\$516M)
- Lowest Qualified Bidder (Two Phase Low Bid Process)
- Projects Include
 - I-85 @ KIA Interchange (\$81M)
 - Jimmy Deloach Connector (\$73M)
 - Skidway Narrows Bridge Replacement (\$22M)
 - I-575 @ Ridgewalk Parkway Interchange (\$17M)
 - SR 400 @ Hammond Drive Interchange (\$17M)
 - I-285 Variable Speed Limit Signs (\$5M)
 - I-20 @ Washington Road Lighting (\$1M)

Program Overview

- 10 Projects Currently Approved for Design-Build Delivery
- Projects Include
 - I-75 Express Lanes from SR 155 to I-675 (Henry/Clayton)
 - SR 47 @ Little River Bridge (Lincoln/Columbia)
 - Safe Routes to Schools (Various Locations)
 - SR 316 @ Walther Boulevard Grade Separation (Gwinnett)
 - I-24 @ SR 299 Accelerated Bridge Replacement (Dade)
 - I-85 Express Lanes from Old Peachtree to Hamilton Mill (Gwinnett)

GA Code 32-2-81 (SB 70)

- Signed into Law April 18, 2013
- Allowable Design-Build Selection Methods
 - *One Phase Low Bid**
 - Two Phase Low Bid
 - *Best Value**
- Other Modifications
 - Removed “Must receive three letters of interest”
 - Removed “May award if at least two proposals are received”
- Adopt by Rule Procedures for Administering Design-Build Contracts

Rulemaking Next Steps

	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
April 28 – SB 70 Signed into Law	✓								
May 15 – Committee Meeting		✓							
June 20 – Board Meeting (Issuance of Notice of Intended Action)			●						
August 15 – Board Meeting					●				
If Rules are approved then transmitted to Secretary of State’s Office for 21 days						●			

Design-Build Procurement Goals

- Fair/Equitable
- Transparent
- Clear and concise
- Aligned with Industry and Departmental objectives

One Phase Low Bid

- Project Type
 - Well defined project scope
 - No or minimal opportunity for innovative solutions
 - Minimal or no impacts to ROW and Utilities
 - Minor roadway widening, intersection improvement(s), lighting project(s), resurfacing, maintenance related, emergency projects, or minor bridge replacement
- Selection and Award
 - Contractors and designers must be prequalified by GDOT to perform work
 - Design-Build teams submit price and qualifications package in one-step
 - Qualification packages evaluated by GDOT on a pass/fail basis
 - Awarded to lowest qualified bidder

One Phase Low Bid

- Benefits

- Design-Build procurement process reduced by 2-3 months
- Creates opportunity for more contractors/designers to participate
- GDOT saves time/resources during the procurement process

Two Phase Low Bid

- Project Type

- 'Medium' level of complexity
- Limited opportunity for innovative solutions unless within scope, and provides some design and/or construction cost savings
- Past performance or other Proposer qualifications need to be considered when selecting qualified Design-Build teams
- Projects may include utility relocations, ROW acquisition activities, environmental permitting/environmental mitigation activities, major bridge, and hydraulic studies

Two Phase Low Bid

- Selection and Award

- Request for Qualifications (RFQ)
- Letter of Interest (LOI)/Statement of Qualifications (SOQ)
 - Pass/Fail requirements (e.g. area classes)
 - Experience and Qualifications
 - Past Performance
- Selection of Finalists
- Request for Proposals (RFP)
- Price Proposal and Technical Proposal
- Awarded to lowest qualified bidder (low bid w/ responsive technical proposal)

- Benefits

- Fosters early contractor/designer collaboration
- GDOT selects a qualified Design-Build team to perform the work

Best Value

- Project Type
 - Department is seeking innovative solutions
 - Larger complex projects or projects that include software development, integration or rapidly changing technologies
 - Projects with minimal up front design decisions which create opportunities for innovative solutions or different design concepts that achieve Department goals

Best Value

- Selection and Award
 - Request for Qualifications (RFQ)
 - Letter of Interest (LOI)/Statement of Qualifications (SOQ)
 - Pass/Fail requirements (e.g. area classes)
 - Key personnel
 - Demonstrated experience and qualifications
 - Past performance
 - Project understanding
 - GDOT selects the highest ranked firms (no more than 5 Proposers)
 - Request for Proposals (RFP)
 - Price Proposal and Technical Proposal
 - Awarded to Proposer with the Highest Combined Score

Best Value

- Technical Proposal

- Weighted percentage will typically range from 15% to 30% depending on the complexity and size of the project
- GDOT Technical Review Committee
- Evaluation performed with no knowledge of Price Proposals
- Technical Proposal elements may include one or more of the following:
 - Proposed design and/or construction approach
 - Anticipated problems and solutions
 - Innovative solutions
 - Long term maintenance considerations
 - Project management plan and/or quality management plan
 - Safety plan
 - Schedule to design and build the project
 - Project guarantees

Best Value

- Benefits

- Encourages and rewards innovative solutions
- Allows utilization of confidential Alternative Technical Concepts (ATCs)
- Allows utilization of one-on-one meetings with Proposers
- Encourages Design-Build teams to focus on certain elements which will provide long term value to the citizens of Georgia

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Questions?

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