Strategies to increase project stakeholder **collaboration** through **Industry Exchanges** and **Alternative Delivery Methods** and to reduce cost and schedule growth.
Project Delivery Issues

- Conflicting Goals
- Lack of Shared Understanding
- Communication Silos
- Adversarial “Claimsmanship”
- Cost and Schedule Growth
- Collaboration/Integration/Partnering
Items for Success

• Transparent Communication
• Early Exchanges
• Collaboration
• Team Integration
• Partnering
Early Exchanges

FAR 15.201 - Before Receipt of Proposals

• Industry or small business conferences
• One-on-One meetings with potential offerors
• Draft RFPs
• RFIs
• Presolicitation / Preproposal conferences
• Site Visits

FAR 15.202 - Advisory Multi-Step Process

• Presolicitation notice w/general description and criteria
• Evaluate responses, advise potential offerors
• Offerors may still choose to participate in Source Selection
Integration and Collaboration

Core Group

Owner

Builder

Stakeholders

Designer

Civil

Mechanical

Landscape

Site

Electrical

Other

Steel

Structural

Plumbing
Design-Bid-Build Delivery Methods

- **Traditional**
- **AE**
- **Bid**
- **Firm Fixed Price Construction**
- **Finish**

- No Perfect Plans / Specifications
- Change Orders
- Limited Communication
- Disputes / Adversarial
- Cost/Schedule Growth

Diagram:
- Owner
  - Designer of Record
    - Consultants
  - Construction Manager
    - Subcontractors
Design-Bid-Build Delivery Methods

**Traditional**
- AE
- Bid
- Firm Fixed Price Construction
- Finish

**Early Contractor Involvement – FPIS**
- AE
- PreCon Svcs
- Bid
- Firm Fixed Price Incentive Construction
- Finish

- Integration & Communication
- Increase Collaboration
- Increase Quality
- Share Cost Risk
- Reduce Cost/Schedule Growth

- Non-Traditional Administration
- Cost Accounting Standards
- Earned Value Management
- Fast Tracking Risk
Design-Bid-Build Delivery Methods

Traditional

- AE
- Bid
- Firm Fixed Price Construction
- Finish

Early Contractor Involvement – FPIS

- AE
- Bid
- PreCon Svcs
- Firm Fixed Price Incentive Construction
- Finish

Fixed Price Incentive Construction

- Non-Traditional Admin
- Fast Tracking
- Cost Accounting Standards
- Earned Value Mgmt. System

ECI – Integrated Design and Construction

- AE
- Bid
- PreCon Svcs
- Traditional FFP Administration
- Firm Fixed Price Construction
- Finish

Integration
Collaboration
Cost
Schedule
Quality
Shared Risk
Design-Build Delivery Methods

Traditional

- AE - RFP
- FFP - Design
- FFP Construction
- Finish

- No Perfect RFP
- Change Orders
- Design flexibility limited
- Disputes
- Cost/Schedule Growth

Owner

- AE RFP (Bridging)
- Design Builder

Consultants
Subcontractors
Design-Build Delivery Methods

Traditional

- AE - RFP
- FFP - Design
- FFP Construction
- Finish

Progressive DB - FPIS

- AE - RFP
- Design
- 100%
- Firm Fixed Price Construction
- Finish
- Fixed Price Incentive Construction

- Integration & Communication
- Increase Collaboration
- Increase Quality
- Share Cost Risk
- Design to Budget

- Non-Traditional Administration
- Cost Accounting Standards
- Earned Value Management
- Fast Tracking Risk
Partnering

Committed to working together with partners to accomplish the mission and build enduring relationships through trust, transparency, and shared values

-Lt. Gen Scott Spellmon