PROGRESSIVE DESIGN-BUILD (PDB) WITH OT

End-to-End Process for MILCON Projects

US Army Corps of Engineers

Right Authority.
Right Collaboration.
Right Outcome.

PRE-AGREEMENT: PLANNING, SOLICITATION, & AWARD

1. Project Requirements
- Mission Need
- Performance Objectives
- Industry Outreach / Market Intelligence
- SCO OTA Approval

2. Request for Qualifications (RFQ)
- Finalize Requirements Package
- Industry Day / Notice
- Publish Solicitation

3. Statement of Qualifications (SOQs)
- Industry Submits SOQs
- Government Evaluation

4. Down-Select
- Government Selects Best Qualified Offers
- Invite Firms to Pitch Presentations

5. Pitch Presentations
- Offeror Presentations / Meetings / Interviews
- Q&A
- Site Visit, if applicable

6. Qualifications Based Selection (QBS)
- Government Selects Best Qualified Offeror

7. Negotiate OT (Phase 1) Services
- Scope of Ph 1 Design/ Preconstruction Services
- Performance Metrics

8. Award OT (Phase 1) Agreement
- Award Other Transaction Agreement

OT STATUTORY AUTHORITY:

10 U.S.C. § 2808a, Facility Construction or Repair: Transactions Other Than Contracts and Grants

AGREEMENT PHASE 1 – DESIGN & PRECONSTRUCTION SERVICES (OT Agreement using MILCON Design Funds)

KICKOFF & ALIGNMENT | SCHEMATIC DESIGN | BUDGET LOCK | DESIGN DEVELOPMENT | PRECONSTRUCTION READINESS | DECISION GATEWAY TO PHASE 2

Risk Informed Project Alignment Meeting
- Goals & Objectives
- Risk Workshop
- Success Metrics
- Communication Plan

Concept Solutions
- Further Alternates
- Innovation Opportunities
- Risk Reduction

Schematic Design Development
- Develop Design Concepts
- Evaluate Systems
- Confirm Approach

Open Book Estimate / Price Schedule

Budget Estimate Submission
- Level 3 Cost Estimate
- Cost Confidence Package
- Scope/Schedule Validation

OFF RAMP DECISION POINT

Advance Design (Technical Development)
- Tailored Design
- Engineer Analysis
- Constructability Reviews

Integrated Schedule Development
- Long Lead Item Identification
- Resource Planning

Execution-Ready Integrated Solution
- Coordinate Estimate
- Constructability
- Risk Mitigation

Open Book Estimate / Price Schedule

Pre-Construction Work
- BCOES
- Permitting
- Early Submittals
- Site Readiness

Government Decision
- Scope Confirmed
- Cost Validated
- Risk Accepted
- Negotiate Phase 2: Construction

OFF RAMP DECISION POINT

Switch to Firm-Fixed Price

Outcome: Government Authorizes Phase 2 Construction when Cost, Scope, Schedule and Risk are Acceptable

GOVERNANCE & OVERSIGHT

- Tailored Oversight
- Periodic Reporting
- Cost, Schedule, Performance Reviews
- Risk Management

AGREEMENT PHASE 2 – FINAL DESIGN & CONSTRUCTION (OT Agreement using MILCON Construction Funds)

AUTHORIZE PHASE 2 CONSTRUCTION
- Receive MILCON Construction Funding
- Issue Modification to Agreement
- Obligate Funding
- Decision Milestones
- Green Light Long Lead Item Procurement

FINAL DESIGN / CONSTRUCTION DOCUMENTS (OVERLAPPING)
- Complete Construction Documents
- Permitting & Submittals
- Ongoing Design Development
- Submittals & Coordination
- Continued BCOES Reviews

LONG LEAD / EARLY WORK
- Early Site Acquisition
- Site Access
- Site Preparation
- Early Package

CONSTRUCTION (OVERLAPPING w/ DESIGN)
- Execute Construction in Work Packages
- Foundations / Structure
- Building / Systems
- Interior / Exterior
- Site Utilities
- Continuous Quality & Safety Reviews

Construction Continues

REDZONE / BENEFICIAL OCCUPANCY
- Punchlist
- Red Zone Commissioning
- Joint Occupancy (if needed)
- Beneficial Occupancy
- Base Certification

TURNOVER / CONSTRUCTION COMPLETE
- Turnover / Construction Complete
- Close Out
- ***Mission Complete!***

Why PDB with OT?

EARLY ALIGNMENT
Aligns Government & Industry Goals Early

OPEN BOOK COLLABORATION
Transparency in estimating drives informed decisions

ITERATIVE & FLEXIBLE
Evolves Strategy & Solves Challenges Early

OFF RAMP PROTECTION
Exit points protect Government at key milestones

OVERLAPPED EXECUTION
Design and Construction Optimized

BETTER OUTCOMES
Deliver facilities with more cost and schedule confidence