Recommended Guide for Next Generation of Transportation Design-Build Procurement and Contracting in the State of Georgia

Russell McMurry, P.E.
Chief Engineer
Georgia Department of Transportation
rmcmurry@dot.ga.gov
Research Objective

Research objective:
Develop a systematic approach to help evaluate appropriateness of DB for a project.
Research Performed

Comprehensive review of academic and professional literature

Scanning process on state DOT websites re: DB state of practice

Structured interviews with state DOT representatives
Key Finding of State DOT Scanning Process

Main Factors that Motivate State DOT’s to Select DB
(Source: 29 State DOT’s DB Guidelines and Manuals)
Major Deliverables of Research Project

- DB guidebook to improve efficiency of DB selection and implementation

A DB selection tool was developed that helps GDOT to:

1. Determine suitability of DB for projects
2. Assess whether project risks can be managed if DB selected
3. Evaluate procurement methods and select most appropriate
4. Implement DB transparently and consistently
Implementation

Post-research workshop held to share and facilitate adoption of DB tool

GDOT Office of Innovative Program Delivery is currently using DB selection tool
Value of Research

Information provided from research made possible the following Georgia legislative changes:

- July 1, 2012: DB cap raised by 50% ($), based on total awards in previous fiscal year

- July 1, 2013: DB code revised to allow for Best Value DB contracting
Systematic Approach

Identify the Department’s Strategic Goals and the Institutional Alignment of Design Build Delivery System with these Strategic Goals

Set Project Goals

Assess Deal-Breaker Issues

Are there deal breakers?

Conduct SWOT Analysis

YES

Design Build is not a proper Project Delivery System

NO

YES

NO

SWOT Score over 60?

Project Delivery Schedule

Innovation

Level of Design

Project Delivery Cost

Project Quality

Staff Experience

Marketplace Competition & DB Team Experience
Systematic Approach

formal risk identification and evaluation

High DB Risk?

YES

Design Build is not a proper Project Delivery System

NO

Design Build is a proper Project Delivery System

Analyze Benefits and Challenges

Assess Benefits and Challenges of Selection Based on Price Consideration Only Vs. Selection Based on Price and Technical Considerations

Assess Benefits and Challenges of Single-Phase Selection Process Vs. Two-Phase Selection Process

Select the appropriate Selection Method

Select the appropriate Selection Method

NO
Selection Tool

Selection Tool

Selection Tool

Selection Tool
Risk Allocation

### Risk Allocation Matrices - Scope Issues

<table>
<thead>
<tr>
<th>Possible Risks</th>
<th>Level of Risk</th>
<th>Responsibility</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Define scope</td>
<td>High Risk</td>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td>Define project</td>
<td>High Risk</td>
<td>Owner</td>
<td></td>
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<tr>
<td>Establish performance requirement</td>
<td>High Risk</td>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td>Manage/Communicate changes in Scope</td>
<td>High Risk</td>
<td>Owner</td>
<td></td>
</tr>
<tr>
<td>Incorporate flexibility in project</td>
<td>High Risk</td>
<td>Owner</td>
<td></td>
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</tbody>
</table>

**Risk Level Key**
- High Risk
- Medium Risk
- Low Risk

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Thank You

rmcmurry@dot.ga.gov