



DESIGN-BUILD CONTRACT

Presentation

Design – Build Process



The purpose of this brief is to explain what the US Government expects to receive from the Contractor after award of a Design-Build type of contract.

Specifically, submittals required for the design and construction of the project.

Design – Build Process



Understanding the US Government expectation will make the offerors better aware of the COSTS to be taken into consideration when preparing their BIDS.

Design – Build Process



It is important to know that the contract will be FIRM FIXED PRICE, which means no price adjustment is allowed after award, unless cost increases proven to be unpredictable at the time of the offer occur.

Design – Build Timeline



- **Notice of Contract Award – performance period starts**
 - The clock starts and all remaining contractual documents due
 - **Concept Design Submittal – due 45* days after award**
 - USG reviews if OK directs contractor to Final Design takes 5-10* days
 - If not complete or not acceptable re-submittal is required
 - **Final Design Submittal – due 90* days after direction to final**
 - USG reviews if OK provides construction authorization to contractor
 - If not complete or not acceptable re-submittal is required
 - Upon Final Design acceptance we can authorize initial invoice payment
 - **Pre-Construction Meeting – prior to start of construction**
 - Attended by the project manager, contracting officer or COR, contractor, host country owner/representative, and country team
 - **Construction Start**
 - Critical to stay on schedule and provide photos of progress for invoice process
 - **Construction Complete**
 - Final inspection made, punch-list complete, BOD letter issued, warrantee starts
 - Contract closed when all invoices paid and all contractual issues resolved
-
- * typical periods

Design – Build Process



- 1. What is a design – build project?**
- 2. What is a concept design?**
 - Required Drawings
 - Other required information
- 3. What is a final design?**
 - Required Drawings
 - Other required information
- 4. What is design acceptance?**
- 5. What is Construction Authorization?**

Design – Build Process



1. What is a design – build project?

- The contractor is responsible for both the design and construction of the project
- The contractor must:
 - Obtain the services of a professional qualified to provide the design (Either his employee or via sub-contract to designer)
 - Must communicate all requirements of the contract to the designer

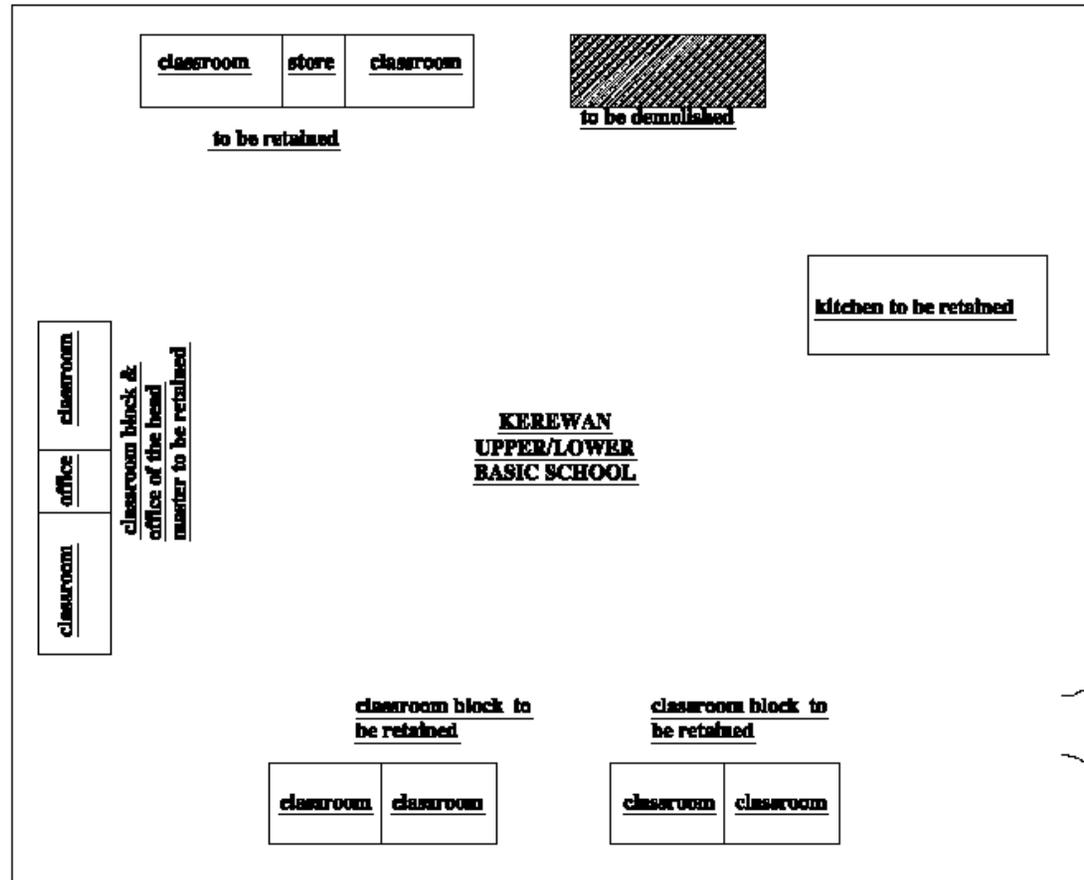
Design – Build Process



2. What is a concept design?

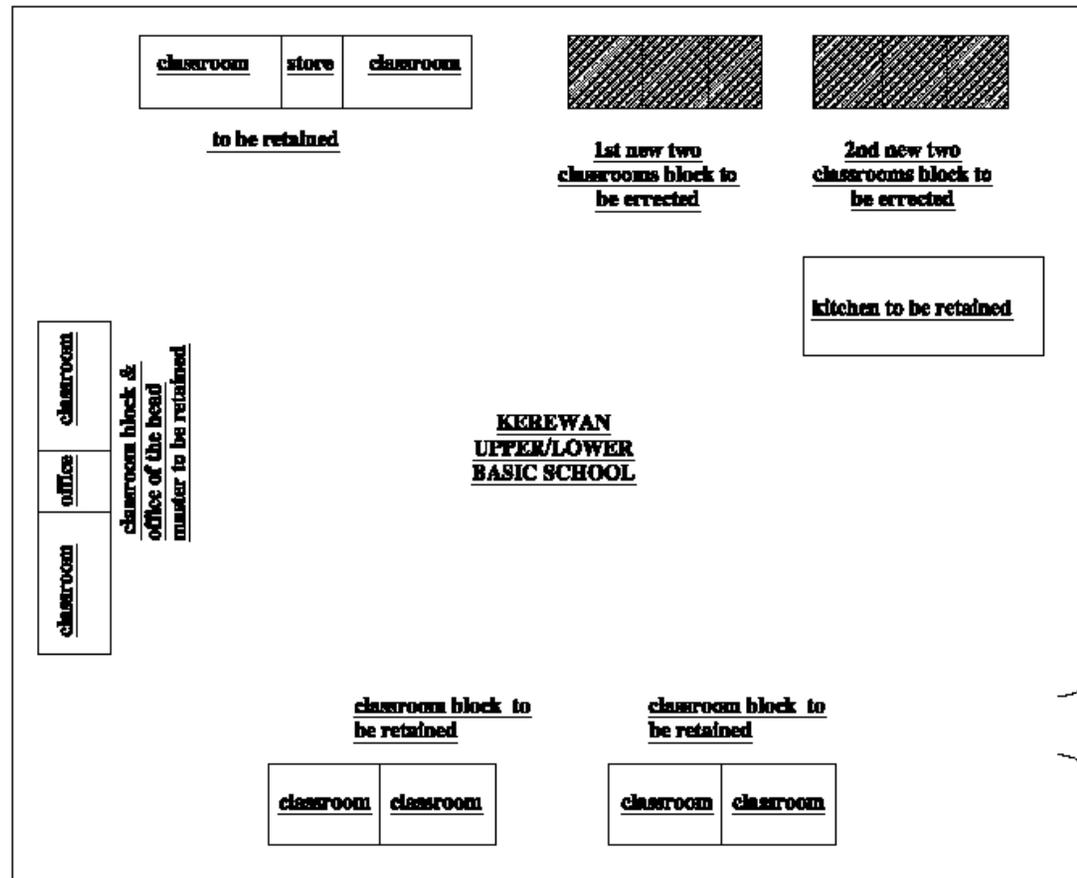
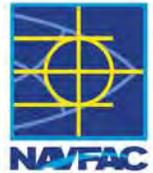
- Required Drawings
 - Site plan/s
 - Floor plan/s
 - Exterior Elevation (at least the main elevation)
 - Building Section (showing roof structure)
- Other required information
 - List of final design documents to be submitted

Concept Design Examples – Site Plan



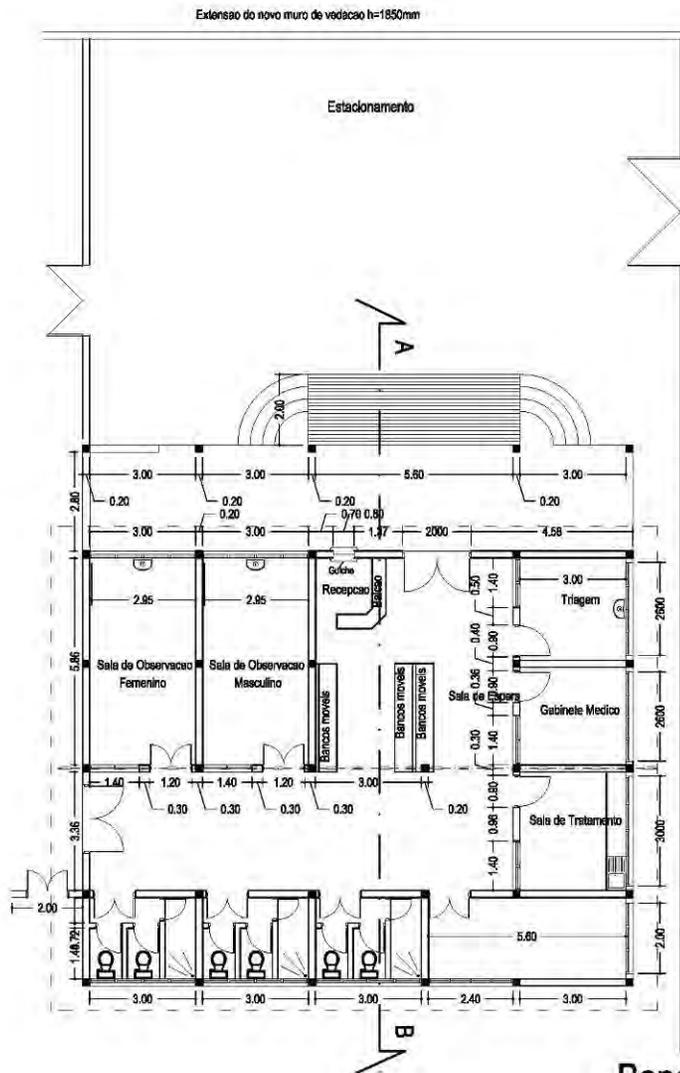
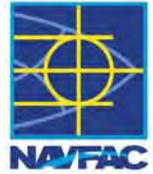
SITE DEMOLITION PLAN IDENTIFYING EXISTING ITEM TO BE DEMOLISHED AND EXISTING ITEMS TO BE RETAINED

Concept Design Examples – Site Plan

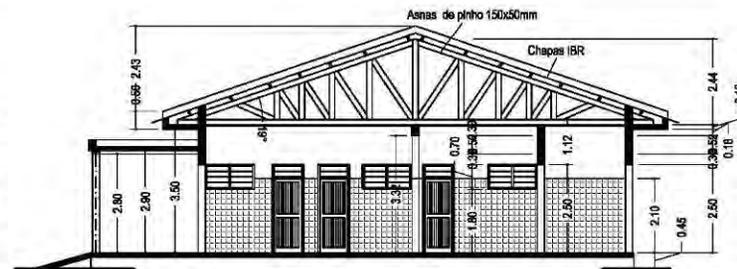


SITE PLAN IDENTIFYING EXISTING ITEM TO BE REMAINED AND NEW ITEMS

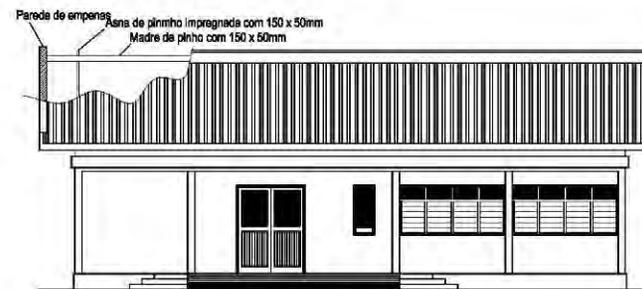
Concept Design Examples – Plan, Section, Elevation



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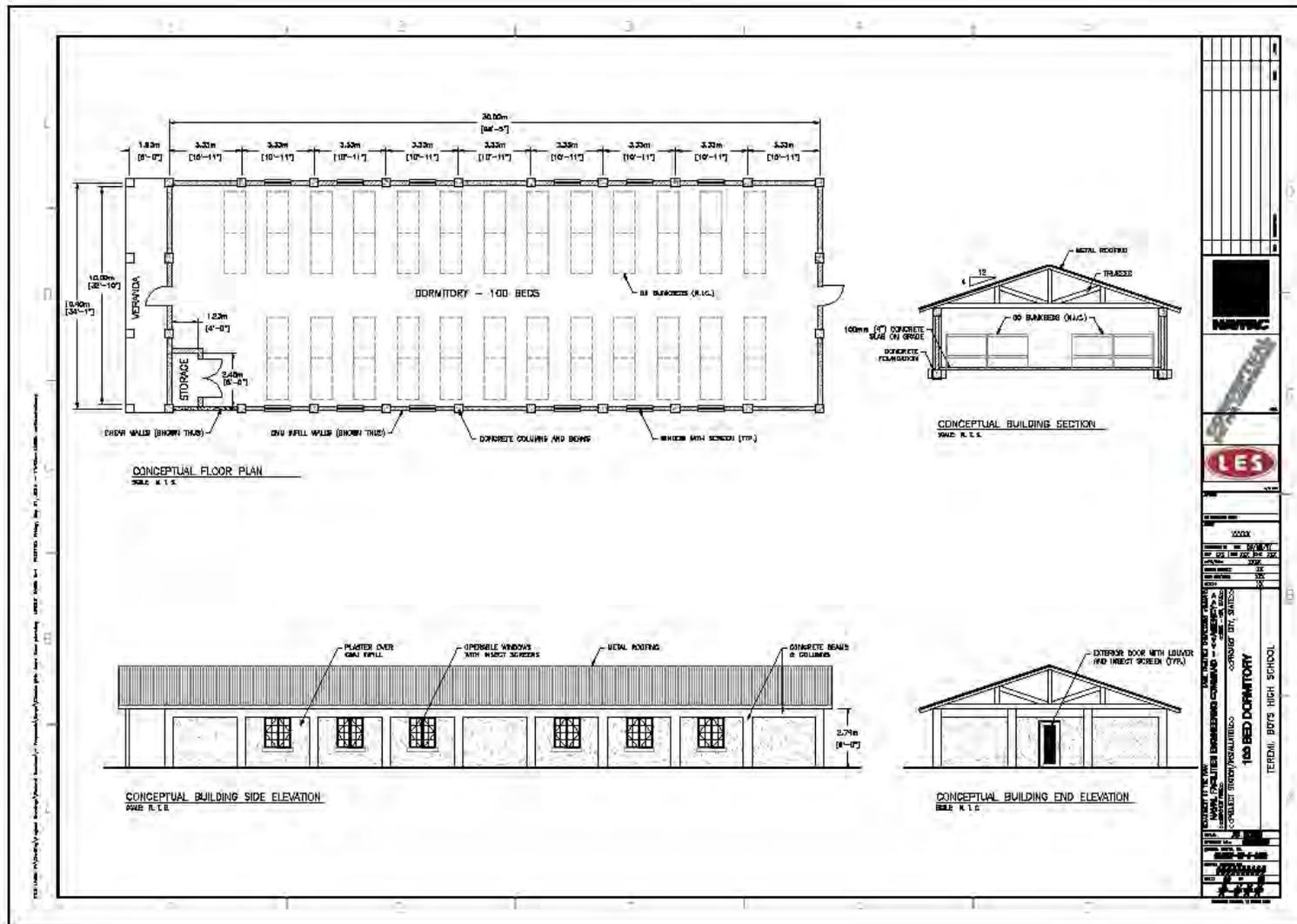
CORTE A-B



PORMENOR DE EMPENA

Banco de Socorros

Concept Design Examples – Plan, Section, Elevation



Design – Build Process



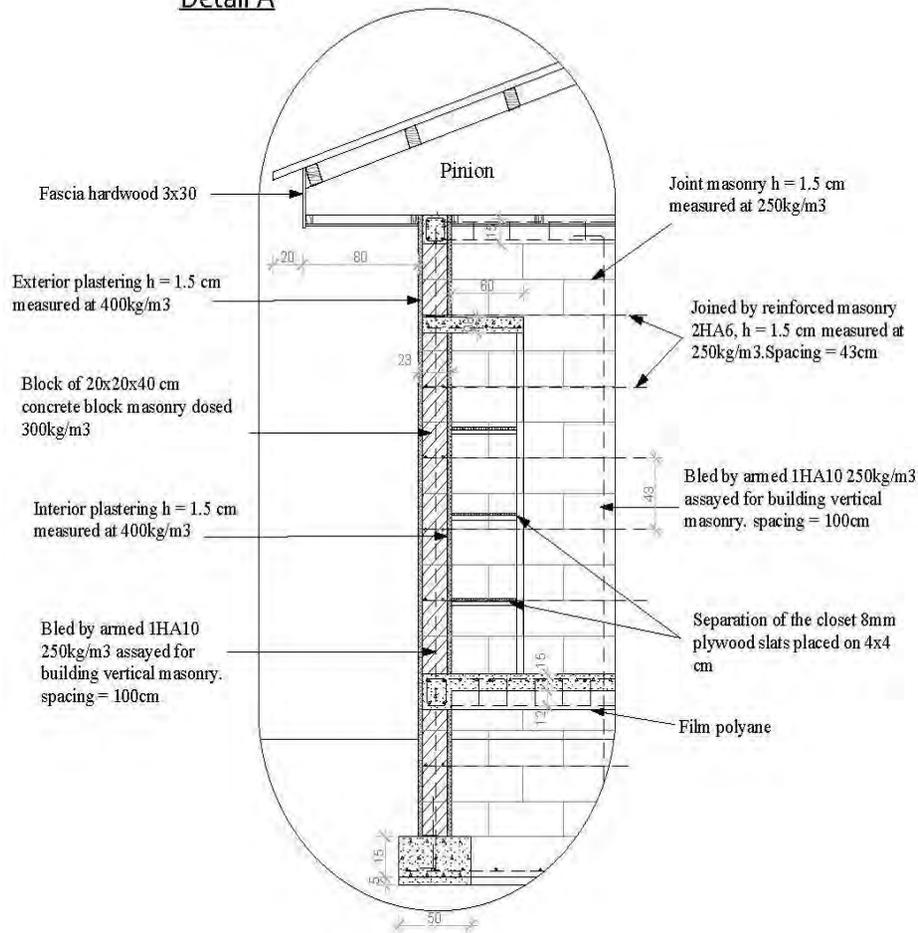
3. What is a final design?

- Required Drawings
 - All drawings listed in Section 6.5 Submittals
 - Drawings must be complete, fully annotated, and certified as required by host country
 - Both paper copy and digital media files (“.dwg”, and “.pdf” formats) are required
- Other required information
 - Structural Basis of Design, geotechnical reports, topographic surveys, certifications, etc
 - All calculations: structural, electrical, mechanical, plumbing, etc

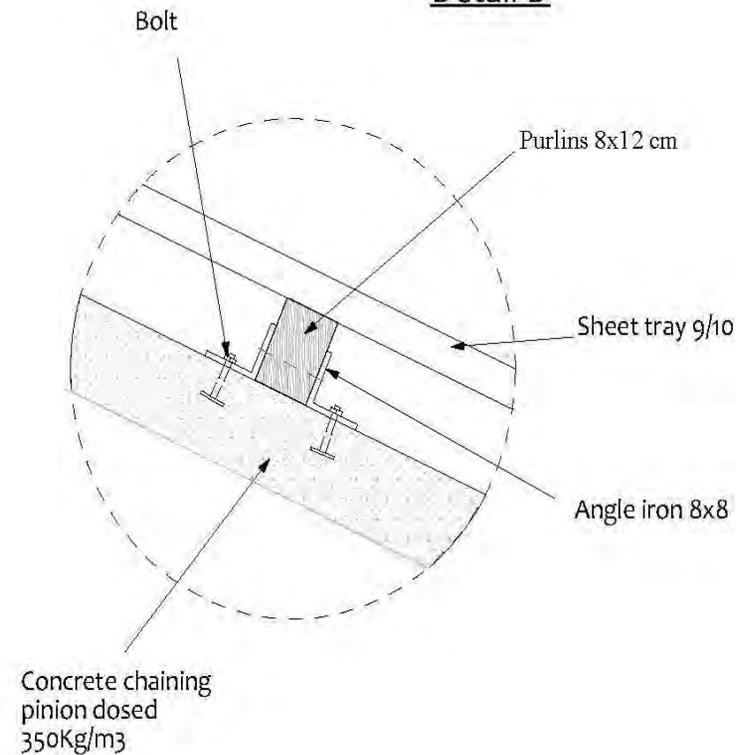
Final Design Example – Structural Drawing



Detail A



Detail D

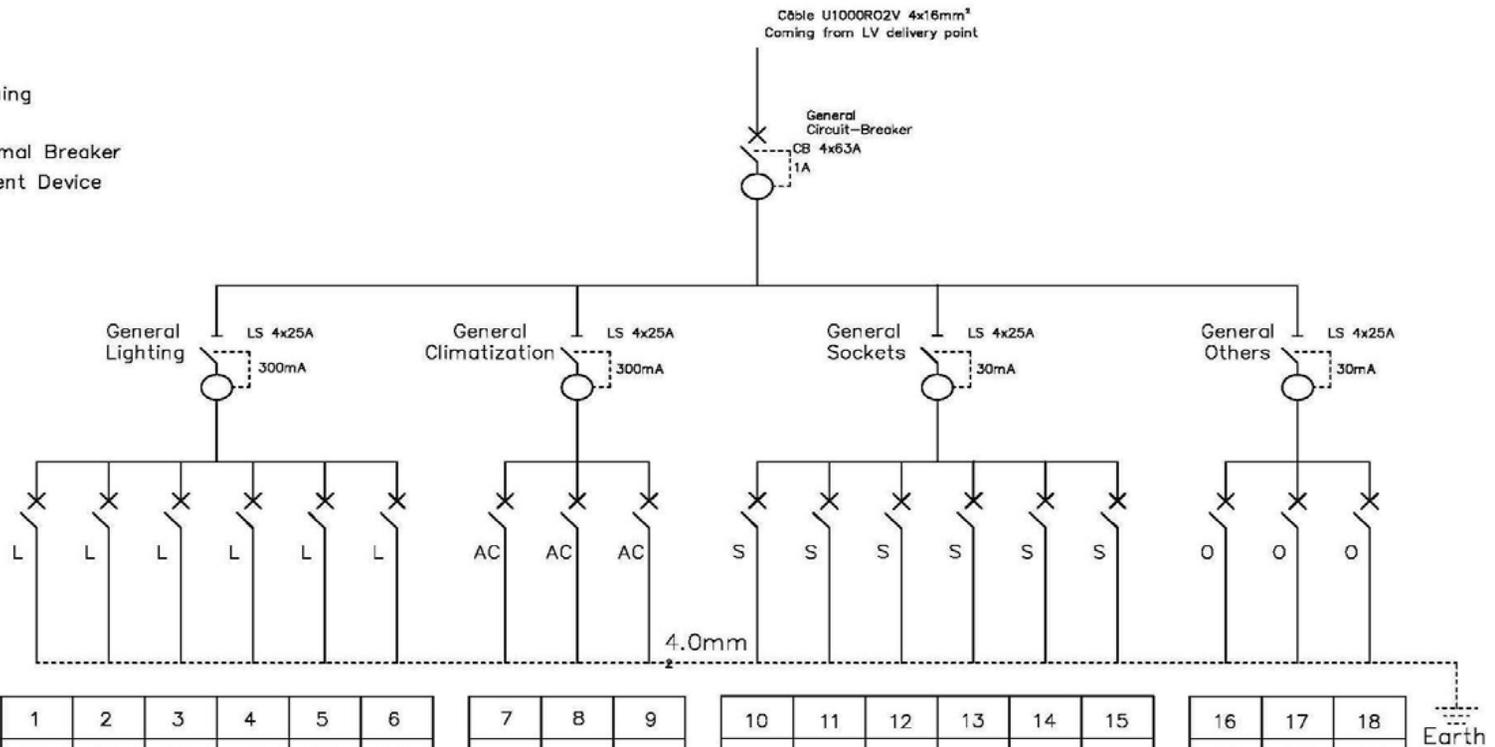


Final Design Example – Electrical Drawing



LEGEND

- CB: Circuit Breaker
- LS: Line Switch or chopper
- LV: Low Voltage
- S: Socket
- L: Light Point
- AC: Air Conditioninging
- O: Others
- Magnetothermal Breaker
- Residual Current Device



Circuit Nr.	1	2	3	4	5	6
Section (mm ²)	1.5	1.5	1.5	1.5	1.5	1.5
Phase(s)	B+N	R+N	Y+N	B+N	R+N	Y+N
Rated Current	10A	10A	10A	10A	10A	10A
Location	Hall & Toilets	Consult	Labs	Emrgcy	External	Spare

7	8	9
2.5	2.5	2.5
B+N	R+N	Y+N
16A	16A	16A
Consult	Labs	Fans & Misc

10	11	12	13	14	15
2.5	2.5	2.5	2.5	2.5	2.5
B+N	R+N	Y+N	B+N	R+N	Y+N
16A	16A	16A	16A	16A	16A
Spare	Lab1	Lab2	Hall & Toilets	Spare	Consult

16	17	18
4.0	4.0	4.0
B+N	R+N	Y+N
25A	25A	25A
X-Ray	Fridges	Water Pump

Electric Switchboard N° 1

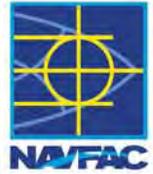
Design – Build Process



4. What is design acceptance?

- When the USG has sufficient documentation that the design meets the general requirements of the Statement of Work and Performance Technical Specifications, the PM will notify the contractor that the design is accepted
- Construction cannot start until after design acceptance

Design – Build Process



5. What is Construction Authorization?

- When the USG notifies the contractor to start construction
 - Final design has been received and accepted as complete
 - All submittals have been received and accepted
 - Construction Schedule
 - Safety Plan (and Demolition Plan if required)
 - Quality Control Plan
 - Personnel Training Certificates

Design – Build Process



- **Interim Submittal Requirements**

During construction, the Contractor is required to submit:

- **Bi-weekly work progress report with photos**
- **Monthly work man-hours report**
- **Test results as required per the contract**
- **Possible construction schedule changes (to be motivated)**
- **Possible design changes (to be motivated)**
- **Invoices in accordance to work progress**

Design – Build Process



- **Completion Submittal Requirements**

Upon completion of project and prior to final payment, the Contractor is required to submit:

- Final as-built drawings
- Operations and maintenance plan
- A telephone contact number available for the duration of the warranty period.