DESIGN-BUILD CONTRACT Presentation
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.
Understanding the US Government expectation will make the offerors better aware of the COSTS to be taken into consideration when preparing their BIDS.
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?
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
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
Concept Design Examples – Plan, Section, Elevation
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

- Fascia hardwood 3x30
- Exterior plastering h = 1.5 cm measured at 400kN/m³
- Block of 20x20x40 cm concrete block masonry dosed 300kN/m³
- Interior plastering h = 1.5 cm measured at 400kN/m³
- Bled by armed 1HA10 250kN/m³ assayed for building vertical masonry, spacing = 100cm
- Joint masonry h = 1.5 cm measured at 250kN/m³

Detail D

- Bolt
- Sheet tray 9/10
- Purlins 8x12 cm
- Angle iron 8x8
- Concrete chaining pinion dosed 350Kg/m³
- Film polyene

Jointed by reinforced masonry 2HA6, h = 1.5 cm measured at 250kN/m³, spacing = 43cm

Separation of the closet 8mm plywood slats placed on 4x4 cm
Final Design Example – Electrical Drawing

LEGEND
CB: Circuit Breaker
LS: Line Switch or chopper
LV: Low Voltage
S: Socket
L: Light Point
AC: Air Conditioning
O: Others
×: Magneto Thermal Breaker
○: Residual Current Device

Cable U1000V02V 4x1.5mm²
Coming from LV delivery point.

General Circuit-Breaker
CB 4x13A
1A

General Lighting 
LS 4x25A
300mA
L L L L L L L
AC AC AC

General Climatization 
LS 4x25A
300mA
B+N R+N Y+N B+N R+N Y+N

General Sockets 
LS 4x25A
30mA
S S S S S S S

General Others 
LS 4x25A
30mA
O O O

Circuit Nr. | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18
Section (mm²) | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 1.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 2.5 | 4.0 | 4.0 | 4.0
Phase(s) | B+N | R+N | Y+N | B+N | R+N | Y+N | B+N | R+N | Y+N | B+N | R+N | Y+N | B+N | R+N | Y+N | B+N | R+N | Y+N
Location | Toilet & Toilets | Consult | Leaks | Empty | External | Spare | Consult | Leaks | Fume & Misc. | Spare | Lab1 | Lab2 | Hall & Toilets | Spare | Consult | X-Ray | Fridge | Water Pump

Electric Switchboard No. 1
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.
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
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.