

Design-Build Project Delivery

Department of State
Industry Advisory Panel of Overseas
Building Operations

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Best Practices

- **What are some of “best practices” in the design-build process for overseas construction when dealing with cultural/institutional differences and separate agendas between the parties?**
 - Strategic relationships and partnerships
 - Education/training of foreign partners in US practices and processes
 - Creating “Win Win” situations
 - Support to the local economy
 - Civic involvement and support
 - Technology sharing
 - Cultural sensitivity/understanding

Best Practices (con't)

- **What “best practices” are implemented to speed up and further streamline the design-build process?**
 - Parallel Quality Assurance
 - Adequate scope definition
 - Early identification of project team members with appropriate authority
 - Leaving design guidelines “loose,” with performance criteria designed to drive the creativity of the D-B team
 - Qualified contractor pool
 - Procurement and construction simultaneously
 - Obtain environmental approval/permits up front
 - Ask for Warranty in the RFP
 - Include the Draft Contract with the RFP Information
 - Monitor Progress versus Payment
 - Incentives for schedule and cost savings

Best Practices (con't)

- **What are some of “best practices” in the design-build process for commissioning the facility to the operator and how are residual issues resolved?**

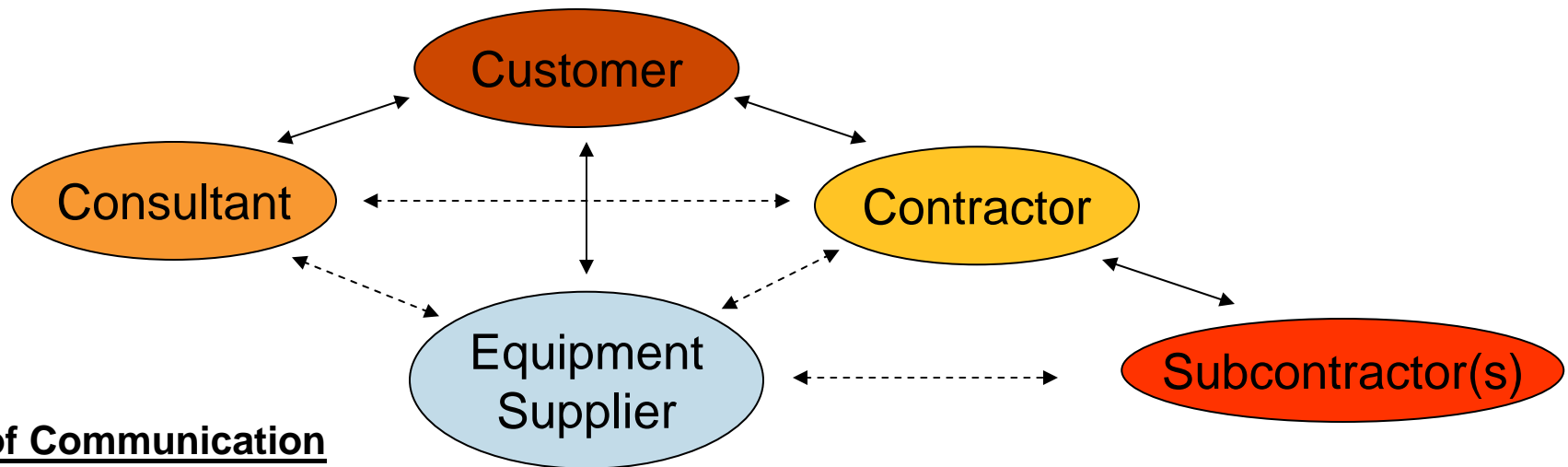
- Both are defined “up-front” within the contract
- Responsibility for turnover is In some cases the construction manager, the project manager, etc.

- **What “best practices” are implemented to speed up obtaining security certificates within the design-build process?**

- Prior planning with the government and constant communication

Key Factors for Success

- Communications
- Teamwork
- Trust



Lines of Communication

Contractual ———→
Informal - - - - -→

Benefits of Best Practices in Design-Build

Implementing commercial best practices into the Government design-build process can help to:

- Streamline the acquisition process thereby decreasing cost and time to completion.
- Allow for flexibility and innovativeness in design.
- Ensure that a quality project is constructed