



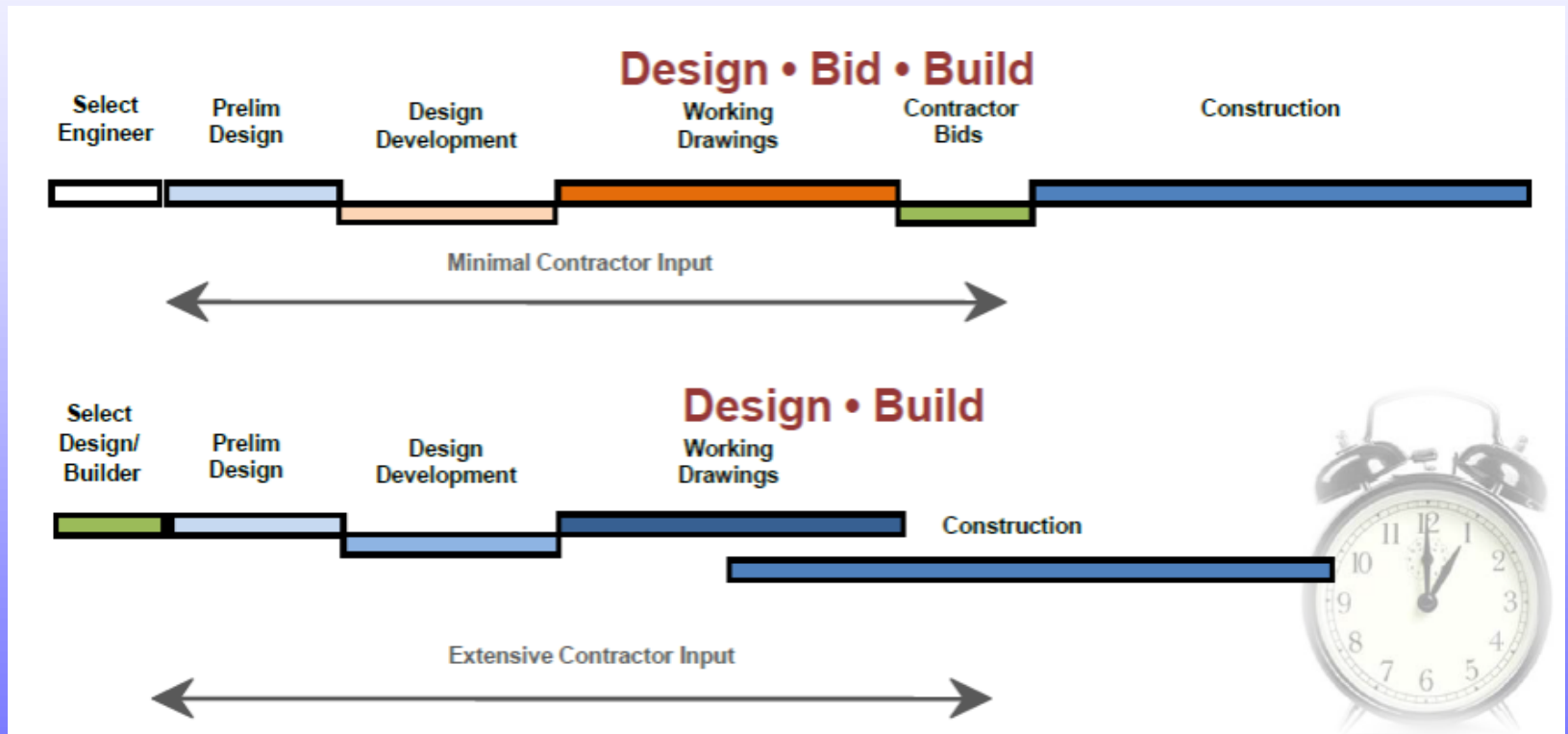
*Orange County
Transportation Authority*

ORANGE COUNTY
TRANSPORTATION
AUTHORITY DESIGN-BUILD
PROCUREMENT WORKSHOP



Design-Build Procurement Process

Design-Build (D-B) is a method of project delivery in which one entity, the D-B team, performs under a single contract to deliver the project





Design Build Projects in California

- SR-241/261 Foothill/Eastern Toll Road (TCA)
- SR-73 San Joaquin Toll Road (TCA)
- SR-22 HOV (OCTA)
- I-10 and I-110 Express Lanes (Metro)
- I-405 Sepulveda Pass (Metro)
- Cajon Pass Rehab (Caltrans)
- I-15/I-215 Devore Interchange (Caltrans)
- I-805 HOV/BRT (Caltrans)
- SR-91 CIP (RCTC)
- Gerald Desmond Bridge Replacement (Port of Long Beach)



Attributes of Both Delivery Systems

Design-Bid-Build

- Separate entities for design and construction phases
- Owner controls design and construction
- Design is completed before construction starts
- Construction contract awarded on lowest, responsive and responsible bidder

Design-Build

- Singular responsibility placed on D-B team
- Cost and time savings as team works together leading to earlier project commissioning
- D-B Contract awarded on best value (qualifications and cost)
- Fewer change orders



Design-Build: Two-Step Procurement Process

- OCTA is using a two-step procurement process to select a Design-Build Team. Process is based on Assembly Bill (AB) 401, industry standard, and best practices.
- Step One: Request For Qualifications (RFQ)
- Step Two: Request for Proposals (RFP)



D-B Two Step Procurement Process

Step One:

- A Request for Qualifications (RFQ) is issued to solicit team qualifications in the form of Statement of Qualifications (SOQs). The OCTA will evaluate the SOQs to determine the proposers most highly qualified to deliver the project. Proposals will be evaluated on pass/fail as well as scored criteria to arrive at a short list of qualified teams.

Step Two:

- A draft Request for Proposals (RFP) is issued to the short-listed teams to seek industry input regarding the request for proposals. A final RFP is then issued to the short listed teams requesting Proposals. The OCTA will evaluate proposals to determine the one that offers the best value for the project.



Request for Proposals (RFP)

- OCTA develops the RFP requesting a combination of qualifications and price elements.
- Subject to FHWA and Caltrans' approval, OCTA will issue the Final RFP to the short-listed Proposers.
- OCTA receives proposals and will convene an evaluation panel of subject matter experts.
- OCTA's evaluators (technical review team) score the technical proposal, and do not have access to the price until after technical evaluation is complete
- Award of D-B contract is made on the basis of "best value" to OCTA taking into consideration a combination of qualifications, technical approach, schedule and price criteria.



Stipends

- Subject to approval by Board of Directors, stipends may be established and provided to each responsive proposer who was not chosen as the successful proposer. Availability and the terms governing the use of stipend will be identified in the RFP.
- Industry standards set stipend amounts from 0.05% to 0.15% of construction budget based on the needs and complexities of the project.
- Stipends:
 - Encourage proposers to spend the time, money and resources to provide a more creative and comprehensive solution
 - Enhance competition to generate market interest in the project
 - Signal the intent that OCTA is serious about carrying the project forward.
 - Allows OCTA to utilize ideas, concepts and innovations from non-selected proposals
 - Help defray costly proposal development



Projected Procurement Schedule

- October 27, 2014 : Issued RFQ for Design Build *
- May 28, 2015: Revised RFQ to address changes in the Project's scope of work.
- July 22, 2015: Statements of Qualifications Due Date
- October 12, 2015 : Anticipated Short-listing of Proposers*
- October 12, 2015 : Anticipated Issuance of Draft RFP*
- First Quarter of 2016 : Anticipated Issuance of RFP*
- Third Quarter of 2016: Anticipated Proposal Due Date
- Fourth Quarter of 2016: Anticipated Contract Award*

* Denotes Board Action



- Procurement Workshop – May 22, 2015
- Topics Raised By Board Members
 - Confidentiality in Evaluation Process
 - Exceptions/Deviations
 - Scoring/Not Scoring Interview Separately
 - Approval Thresholds
- Return to Board August/September