

PROCUREMENT THROUGH DESIGN/BUILD

A. Definition

Design/Build One (“DB-1”) is a delivery method that may be used for projects where the resulting construction work does not result in a substantial or material change to the facility or to its use. While all projects influence the Health, Safety and Welfare (“HSW”) of the public, a project utilizing this DB-1 method does not directly affect the HSW, and the required design work is secondary or incidental to successfully completing the project, such as maintenance type projects, equipment replacement projects, and/or limited improvements following the guidelines for the requirements of using registrants found in the latest edition of the Tennessee Board of Architects and Engineers Examiners Reference Manual, Appendix C, entitled “Seal Exemption Clarification,” and relating to T.C.A., Section 62-2-102(b). Additionally, design services shall not be considered to be incidental or secondary where any statute, rule, or regulation requires the design to be submitted prior to construction for review to any agency, board, or commission possessing the ability to modify or alter the design intent.

The awarded DB-1 proposer will, based upon the owner provided program and project criteria, provide the design and construction documents, and any other necessary documentation to describe the scope of work; provide a Guaranteed Maximum Price or lump sum price; and act as the general contractor during the project construction phase.

B. When to Use

1. The DB-1 method should be considered when some or all of the following results are important to the success of the project:
 - a. There is a compelling reason to complete the total project (design and construction) in a minimum amount of time or to meet a fixed deadline for completion of the project.
 - b. There is a desire to have a single point of responsibility for the project and/or to have a single contract for the project that includes both design and construction.
 - c. There are unique project requirements that may be best met by the joint efforts of a creative design and construction team.
 - d. There is a need to have a fixed total project cost very early in the project.
 - e. The Owner has the ability (with the assistance of a Bridging Agent, if required), to appropriately define the requirements for the project.
2. The DB-1 method should also be considered for:
 - a. buildings or property improvements that would benefit from a single source delivery system and that would benefit from the use of professional design services that are

often integrated as part of a manufactured delivery process often provided by in-house or direct contract engineers. Examples of these types of projects include, but are not limited to, manufacturing of control systems where the control system does not otherwise require design by a registrant for code approvals; pre-engineered systems; and system or component replacement, such as audio visual, security, and fire alarm, where the replacement is in kind.

- b. projects that are not by statute, rule, regulation, or policy required to utilize professional design services, and are projects that are composed primarily of non HSW activities. Examples of these types of projects include, but are not limited to, elevator modernizations, not including full system replacement; replacement of existing casework; replacement of existing finishes, such as paint, flooring, or lighting; and office renovations where floor or building egress is not modified.

C. Procurement Process

1. The SPA shall issue a Request for Proposals (“RFP”), soliciting resumés and information on qualifications, experience, and a proposed technical approach to the project, as well as also soliciting a sealed total cost for the completion of the design and the construction of the project.
2. The SPA shall initially evaluate the responses to the RFP based on qualifications and experience, and based on the proposed technical approach to the Project, and shall then establish a short list of qualified DB-1 teams which exceed a previously stated minimum score threshold.
3. Upon completion of the scoring of the design and related requirements, the separate sealed cost component of the RFP responses of all qualified, short listed DB-1 teams will be opened, and the cost scores of each qualified DB-1 team will be combined with its evaluation score to determine the successful DB-1 team.
4. A single contract will be issued that will include both the completion of the design and the construction of the project.