

## **Design-Build Procurement Method**

### Frequently Asked Questions

Q1. How will the Design-Build Team be selected?

A2. The Legislation allowing the use of Design-Build references a two phase selection process. The Department's overall procedure will entail the advertisement of a project by issuing a Request for Qualifications (RFQ) to the engineering and construction community. The RFQ will require the interested teams to display their abilities in predetermined categories. The responsive teams will be reviewed by an evaluation committee and the top two to five firms will be short listed. These short listed firms will then be invited to participate in the second phase, or Request for Proposals (RFP). The RFP will detail the project requirements that the teams will use to submit technical and price proposals. One-on-One interviews between the State and each short listed Design-build team may be held to discuss Alternative Technical Concepts (ATC) if permitted by the RFP. The selection of the winning design-build team may be based on strictly low bid or a combination of low bid and technical score known as "Best Value". The cost proposals and technical proposals will be publicly opened to promote transparency.

Q2. Will stipends be given?

A2. Stipends may be offered to responsive short listed bidders on a project by project basis.

Q3. Will debriefing meetings be held?

A3. Debriefing meetings between the State and the unsuccessful short listed firms may be held to review technical scores on a project by project basis.

Q4. Will Alternative Technical Concepts (ATC) be allowed?

A4. Alternative Technical concepts will in most cases be permitted as dictated in the RFP documents. This will allow innovation and flexibility in the design. The ATCs will be kept confidential between the State and the proposer. If stipends are provided and accepted by the proposer, the ATCs will become the property of the Department.

Q5. What will be the percentage of plan completion for the RFP documents?

A5. The plans will be completed to between 15 and 25 percent at release of the RFP. There may be individual items within the RFP that are designed completely by the Department to mitigate risk.

Q6. What is the anticipated procurement schedule?

A6. The schedule will vary for each project depending on the size and complexity of the design. Typical procurement schedules will be 6-9 months.

Q7. Will Right-of-way be obtained prior to procurement?

A7. In most cases, ROW will be obtained prior to issuance of the Request for Proposals (RFP). The ROW will be based on the 15 to 25% plans. In some cases, additional ROW may be obtained to open up more options for the final design and construction methods. If the DB team needs more right of way, they will be responsible for coordinating with the Department or negotiating with adjacent property owners.

Q8. Will permits be obtained prior to procurement?

A8. In most cases, permits will be obtained prior to issuance of the Request for Proposals (RFP). The permits will be based on the 15 to 25% plans. If the Design-Build Firm changes the design significantly, they may need to obtain revisions to the permits.

Q9. Will utilities be moved prior to procurement?

A9. In most cases, the Design-Build Firm will be responsible for coordinating with the utility companies.

Q10. How will the RFQ and RFP be advertised?

A10. The Department will advertise the RFQ and RFP on the QuestCDN web site at ([http://qap.questcdn.com/qap/projects/prj\\_browse/ipp\\_browse\\_grid.html?group=1950787&provider=1950787](http://qap.questcdn.com/qap/projects/prj_browse/ipp_browse_grid.html?group=1950787&provider=1950787)) that is utilized for bidding of contracts for State projects. Only the Short Listed teams will be invited to respond to the RFP.

Q11. What authority allows ITD to use design-build?

A11. Authority was given to the Transportation Department to use design-build through Title40-904.

Q12. What types of design-build selection methods are available?

A12. There are three types of design-build per Idaho legislation.

- Best value
- Fixed price-best design
- Lowest price-technically acceptable