

Progressive Design Build

► From an Owners Advisors Perspective

- What goes in the RFQ?
- What are Performance Criteria/Specifications?
- Validation Phase Case Study



US Army Corps
of Engineers

PROGRESSIVE DESIGN-BUILD (PDB) w/ OT

End-to-End Process for MILCON Projects

Right Authority.
Right Collaboration.
Right Outcome.

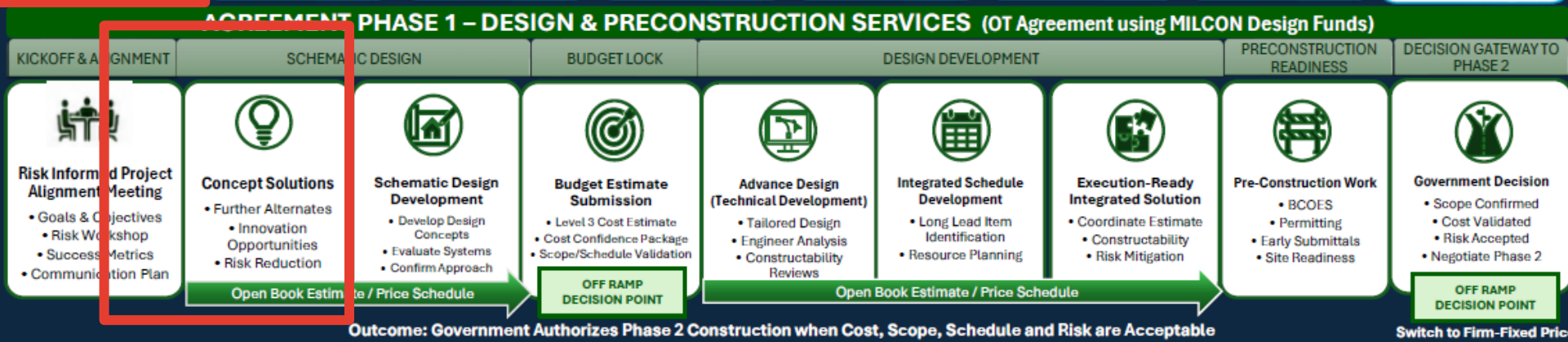
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PRE-AGREEMENT: PLANNING, SOLICITATION, & AWARD



OT STATUTORY AUTHORITY:

10 U.S.C. § 2808a, Facility Construction or Repair: Transactions Other Than Contracts and Grants

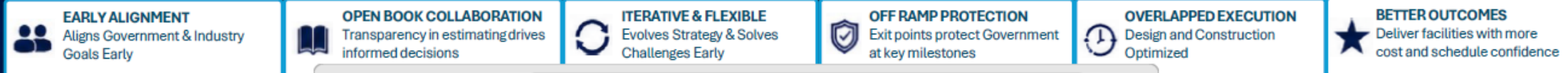


GOVERNANCE & OVERSIGHT

- Tailored Oversight
- Periodic Reporting
- Cost, Schedule, Performance Reviews
- Risk Management



Why PDB with OT?



What Goes in the RFQ?

- ▶ The Program/Mission Need
- ▶ The Solicitation Process Description
- ▶ The Contract for the Project
- ▶ Performance Criteria Specifications
- ▶ Optional
 - Written Owners Program of Requirements (OPR)
 - *Inclusion of this item is a time saver for the Validation Phase*

Performance Criteria Specifications

A **performance specification** is a document that states the functional requirements, operational thresholds, and verification criteria for a product, system, or construction project without prescribing the exact materials, methods, or processes to achieve those results.

It focuses on **what must be achieved** rather than **how it should be done**, allowing contractors or suppliers flexibility to innovate and optimize solutions

Performance Criteria/Specifications



Performance specifications typically follow a **P-C-S framework**



Performance Requirement: A qualitative statement of the desired outcome (e.g., “The roof must remain watertight”)



Criteria: Quantitative metrics to measure success (e.g., “Must withstand wind speeds up to 120 mph and 4 inches of rain per hour”)



Sustantiation: Testing or inspection protocols to confirm compliance (e.g., ASTM field tests)

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Design Criteria/ Performance Criteria/Performance specifications

Performance specifications based upon the Uniform System of Elements and Assemblies

Levels 1-3

Allows the Owners to not utilize drawings but still control quality.

Allows for conceptual estimating by the Progressive Design Builder

Demonstration - Performance Specification

Validation Phase

Only Pre Construction information is provided in the RFQ

Therefore, the PDB team needs to “validate” the project.

- Partnering/Communications Plan
- Owner Governance – how decisions will be made
- Owners Program Of Requirements (OPR)
- PDBs Basis of Design (BOD)
- Budget with scope alignment – escalation of costs may mean scope reduction

Industrial Construction



Validation Case Study – Whatcom County





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