# PROGRESSIVE DESIGN-BUILD (PDB) WITH OT

## End-to-End Process for MILCON Projects

US Army Corps of Engineers

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**Right Authority. Right Collaboration. Right Outcome.**

### PRE-AGREEMENT: PLANNING, SOLICITATION, & AWARD

**1. Project Requirements**
- Mission Need
- Performance Objectives
- Industry Outreach / Market Intelligence
- SCO OTA Approval

**2. Request for Qualifications (RFQ)**
- Finalize Requirements Package
- Industry Day / Notice
- Publish Solicitation

**3. Statement of Qualifications (SOQs)**
- Industry Submits SOQs
- Government Evaluation

**4. Down-Select**
- Government Selects Best Qualified Offers
- Invite Firms to Pitch Presentations

**5. Pitch Presentations**
- Offeror Presentations / Meetings / Interviews
- Q&A
- Site Visit, if applicable

**6. Qualifications Based Selection (QBS)**
- Government Selects Best Qualified Offeror

**7. Negotiate OT (Phase 1) Services**
- Scope of Ph 1 Design/ Preconstruction Services
- Performance Metrics

**8. Award OT (Phase 1) Agreement**
- Award Other Transaction Agreement

### AGREEMENT PHASE 1 – DESIGN & PRECONSTRUCTION SERVICES (OT Agreement using MILCON Design Funds)

KICKOFF & ALIGNMENT | SCHEMATIC DESIGN | BUDGET LOCK | DESIGN DEVELOPMENT | PRECONSTRUCTION READINESS | DECISION GATEWAY TO PHASE 2

**Risk Informed Project Alignment Meeting**
- Goals & Objectives
- Risk Workshop
- Success Metrics
- Communication Plan

**Concept Solutions**
- Further Alternatives
- Innovation Opportunities
- Risk Reduction

**Schematic Design Development**
- Develop Design Concepts
- Evaluate Systems
- Confirm Approach

CWE / Open Book Estimate / IGE

**Budget Estimate Submission**
- Level 3 Cost Estimate
- Cost Confidence Package
- Scope/Schedule Validation

OFF RAMP DECISION POINT

**Advance Design (Technical Development)**
- Tailored Design
- Engineer Analysis
- Constructability Reviews

**Integrated Schedule Development**
- Long Lead Item Identification
- Resource Planning

**Execution-Ready Integrated Solution**
- Coordinate Estimate
- Constructability
- Risk Mitigation

Open Book Estimate / Revised GE

**Pre-Construction Work**
- BCOES
- Permitting
- Early Submittals
- Site Readiness

**Government Decision**
- Scope Confirmed
- Cost Validated
- Risk Accepted
- Negotiate Phase 2: Construction

OFF RAMP DECISION POINT

Switch to Fixed Price

**Outcome: Government Authorizes Phase 2 Construction when Cost, Scope, Schedule and Risk are Acceptable**

### AGREEMENT PHASE 2 – FINAL DESIGN & CONSTRUCTION (OT Agreement using MILCON Construction Funds)

**AUTHORIZE PHASE 2 CONSTRUCTION**
- Receive MILCON Construction Funding
- Issue Modification to Agreement
- Obligate Funding
- Decision Milestones
- Green Light Long Lead Item Procurement

**FINAL DESIGN / CONSTRUCTION DOCUMENTS (OVERLAPPING)**
- Complete Construction Documents
- Permitting & Submittals
- Ongoing Design Development
- Submittals & Coordination

**LONG LEAD / EARLY WORK**
- Early Site Acquisition
- Site Access
- Site Preparation
- Early Package

**CONSTRUCTION (OVERLAPPING w/ DESIGN)**
- Execute Construction in Work Packages
- Foundations / Structure
- Building / Systems
- Interior / Exterior
- Site Utilities
- Continuous Quality & Safety Reviews

Construction Continues

**REDZONE / BENEFICIAL OCCUPANCY**
- Punchlist
- Red Zone Commissioning
- Joint Occupancy (if needed)
- Beneficial Occupancy
- Base Certification

**TURNOVER / CONSTRUCTION COMPLETE**
- Turnover / Construction Complete
- Close Out
- Success Letter, if applicable
- ***Mission Complete!***

### 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?

**EARLY ALIGNMENT**
Aligns Government & Industry Goals Early

**OPEN BOOK COLLABORATION**
Transparency in estimating drives informed decisions

**ITERATIVE & FLEXIBLE**
Evolves Strategy & Solves Challenges Early

**OFF RAMP PROTECTION**
Exit points protect Government at key milestones

**OVERLAPPED EXECUTION**
Design and Construction Optimized

**BETTER OUTCOMES**
Deliver facilities with more cost and schedule confidence