

Workshop Example

1) Delivery Schedule

DESIGN-BID-BUILD	
Opportunities	Obstacles
<ul style="list-style-type: none"> <li><input type="checkbox"/> Schedule is more predictable and more manageable</li> <li><input type="checkbox"/> Milestones can be easier to define</li> <li><input type="checkbox"/> Projects can more easily be "shelved"</li> <li><input type="checkbox"/> Shortest procurement period</li> <li><input type="checkbox"/> Elements of design can be advanced prior to permitting, construction, etc.</li> <li><input type="checkbox"/> Time to communicate/discuss design with stakeholders</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Requires time to perform a linear design-bid-construction process</li> <li><input type="checkbox"/> Design and construction schedules can be unrealistic due to lack industry input</li> <li><input type="checkbox"/> Errors in design lead to change orders and schedule delays</li> <li><input type="checkbox"/> Low bid selection may lead to potential delays and other adverse outcomes.</li> </ul>

DESIGN-BUILD	
Opportunities	Obstacles
<ul style="list-style-type: none"> <li><input type="checkbox"/> Potential to accelerate schedule through parallel design-build process</li> <li><input type="checkbox"/> Shifting schedule risk to DB team</li> <li><input type="checkbox"/> Encumbers construction funds more quickly</li> <li><input type="checkbox"/> Industry input into design and schedule</li> <li><input type="checkbox"/> Fewer chances for disputes between agency and design-builders</li> <li><input type="checkbox"/> More efficient procurement of long-lead items</li> <li><input type="checkbox"/> Ability to start construction before entire design, ROW, etc. is complete (i.e., phased design)</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Request for proposal development and procurement can be lengthy</li> <li><input type="checkbox"/> Undefined events or conditions found after procurement, but during design can impact schedule and cost</li> <li><input type="checkbox"/> Time required to define technical requirements and expectations through RFP development can be lengthy</li> <li><input type="checkbox"/> Time required to gain acceptance of quality program</li> <li><input type="checkbox"/> Requires agency and stakeholder commitments to an expeditious review of design</li> </ul>

CM/GC	
Opportunities	Obstacles
<ul style="list-style-type: none"> <li><input type="checkbox"/> Ability to start construction before entire design, ROW, etc. is complete (i.e., phased design)</li> <li><input type="checkbox"/> More efficient procurement of long-lead items</li> <li><input type="checkbox"/> Early identification and resolution of design and construction issues (e.g., utility, ROW, and earthwork)</li> <li><input type="checkbox"/> Can provide a shorter procurement schedule than DB</li> <li><input type="checkbox"/> Team involvement for schedule optimization</li> <li><input type="checkbox"/> Continuous constructability review and VE</li> <li><input type="checkbox"/> Maintenance of Traffic improves with contractor inputs</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Potential for not reaching GMP and substantially delaying schedule</li> <li><input type="checkbox"/> GMP negotiation can delay the schedule</li> <li><input type="checkbox"/> Schedule-driven goals may drive up cost</li> <li><input type="checkbox"/> Designer-contractor-agency disagreements can add delays</li> <li><input type="checkbox"/> Strong agency management is required to control schedule</li> </ul>