Design-Build Contract Administration

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Design Build Administration

- **Misconceptions**
  - Everything is the Contractors responsibility, so less oversight by RE
  - Only 1 Pay Item, so easier to track
  - Contractor’s design so they are responsible for all issues
Design-Build Administration

• Role of the Resident Engineer’s Office
  • RE’s Office is part of the Design-Build Team
  • Must be actively involved in all aspects of the project from advertisement through project certification
  • Communicate Early, Communicate Often
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• Advantages
  • Faster Project Delivery
  • Innovation
  • Resources to Assist RE’s Office
    • Designer and Contractor together can expedite changes
    • R/W and Utility Coordination
Innovation - Design
Innovation - Construction
Design-Build Administration

- Administration Tools
  - Schedule of Values
    - Breakdown of cost items
    - Used for partial payment / progress tracking
  - Table of Quantities
    - Work Items submitted with each pay request
    - Materials and Sample Tracking
  - Payout Schedules
    - Updated quarterly – based on calendar year
    - Used to establish monthly funding levels
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• Administration Tools

• RFP / Technical Proposal
Scopes of Work

• Roadway / Structures / Pavement
• Traffic Management
• Geotechnical / GeoEnvironmental
• Erosion and Sedimentation Control
• Environmental Permits
• Right of Way
• Railroad Coordination
• Utilities Coordination
• Public Information
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Challenges

• RFC Plans
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Challenges

• Utility Relocations
  • DBT typically has a Utility Coordinator assigned to the project.
  • NCDOT issues the utility agreements.

• Right of Way Acquisitions
  • DBT coordinates all of the R/W acquisition and submits to NCDOT R/W.
  • R/W payments (typ. allow 30 days)

• Railroad Agreements - coordination
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Challenges

• Subcontracting
  • Work items listed on SAF form
  • Tracking DBE commitments
• Materials Certification
  • Materials and quantities change with RFC Plans
• Table of Quantities used for identifying Work Items and associated materials
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- Supplemental Agreements and Claims
  - Design Build vs Design Bid Build (> $20M)
    - Average 3.6 Claims DB and 3.0 Claims DBB
    - Average 13.7 SAs DB and 21.8 SAs DBB
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• Supplemental Agreements
  • May require 2 phases
  • Line Item and Time Considerations
  • Utility Construction (planned SAs)
Submittals

Design Submittals
• Tracked by the Design-Build Project Engineer
• Resident Engineer is copied on everything
• Turnaround Times (10 days)

Construction Submittals and RFIs
• Tracked by RE with 10 day turn around
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• Erosion Control
  • EC measures must adjust as construction advances
  • Approved RFC Plans before grading in a section
  • Inspections by DBT Erosion and Sedimentation Control Design Engineer are required
Warranties

- Extended warranties for the entire project or portions of the project. (As shown in Technical Proposal)
- Tracking plan and notification process