

## Alternative Contracting Task Team Minutes

**Date:** February 10, 2014

**Place:** DoubleTree Hotel (Volusia Room)  
5780 Major Blvd., Orlando, Florida

**Time:** 10:30 AM – 3:00 PM

### Agenda items:

Opening Remarks – (Bob Burleson)

*Notes: Opening remarks were made by Bob Burleson. Items discussed were: Design-Build is always evolving and continuing to see improvements to refine the process.*

### New Business:

#### 1. Proposed Modified Low Bid (MLB) Design-Build (Rudy Powell)

*Notes: Rudy Powell provided the group with a summary of the current Design-Build procurement methods, Adjusted Score Design-Build (ASDB) and Low Bid Design-Build (LBDB). Discussed a Modified Low Bid (MLB) Design Build procurement method proposal presented by Industry to the Department. This method would be used on mostly scope driven projects. As part of this proposal, the Department is considering including the names of TRC members in the Planned Advertisement and allowing Industry an opportunity to raise concerns in writing. A conflict of interest would be the only valid concern that the Department would consider when making changes to TRC membership.*

*Other highlights related to the MLB Design Build Procurement method and modifications to the ASDB Procurement process discussed were:*

*TRC would determine pass/fail and make recommendations to the Selection Committee for MLB.*

*Expanded Letter of Interest (ELOI) would be changed back to LOI.*

*ASDB – Change to two (2) sections*

*Section 1 – Qualifications – pass/fail (no points)*

*Section 2 – Project Approach and Understanding of Issues (0-20 points)*

*The MLB method would only score innovative ideas. No resumes, work charts, no Design-Build experience would be considered. There were*

concerns from the group with not using scoring or past experience and the need to make scoring as consistent as possible.

## 2. Open Floor

The group had concerns with:

Quality of the team – throwing out grades means that each Firm is equal.

Qualifications are extremely important. It is in the Department's best interest to have very qualified Contractors and Designers. References are on other ongoing projects and grades reflect this.

The Selection Committee should be asking if there are concerns with scoring. Refocus on the value of a point. Address the current points and is 20 points the right number in the LOI? Bob Burleson – What items are important in the first 20 points? Decide on barriers.

If the firm is prequalified, it should have enough resources.

The group as a whole voted to leave ASDB as is. Pay more attention to what is being scored to be consistent. The "other content" in the ELOI is working itself towards removal.

MLB – Prequalification and capacity to do the work. Provide email of pass/fail and post list of responsive firms who receive the RFP. Set a deadline to submit qualifications of responsive firms. Have one on one meetings and consider making these meetings mandatory.

15 pages would not be scored.

Bridges don't fit the MLB, depends on mix of the project.

Stipends were discussed on Low Bid.

Rudy Powell asked the group of engineers – How do you feel about stipends? The group responded – the goal would be designing as cheap as possible.

Rudy Powell – How many would like to expand the use of LBDB?

<u>Contractors</u>	<u>Consultants</u>
Yes – 4	Yes – 0
No – 8	All opposed

Rudy Powell asked the group - Is there always room for innovation? YES

Consultants and Contractors agreed by majority: The current ASDB and LBDB method work as is. It is not perfect but works well. ASDB - remove "other content".

The group discussed receiving prices and technical scores and opening at a public meeting. Have open discussion before prices are published. TRC members can change the scores but don't have to before the

*meeting ends. Selection Committee reviews comments and scores prior to price opening. The Secretary suggested using consensus scoring on a few jobs to see if this technique works. All three (3) TRC members get together and score as one (1). These scores would not be averaged for consensus scoring.*

*46 new ASDB projects. Of the list FY 2015 list of Design-Build projects, five (5) have been proposed as using the MLB. The Secretary discussed these projects with the group. The majority of the group would like to see the five (5) jobs stay as ASDB and not move to MLB. The Department will evaluate the five (5) projects and determine if LBDB is appropriate or to push letting out and bid conventionally.*

**3. Date, time and place for next meeting – April 2014**

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