

Project Delivery Method
Selection Guidance

Selection Checklist:
Final PDM

January 20, 2016
WSDOT Construction Division



Determining Final PDM

Sequential tasks in the Checklist needed to determine Final PDM:

- Pre-Work
- Selection Process Requirements
- Selection Process Timing
- Selection Checklist
- Final PDM Approval Process



Pre-Work Prior to Determining the Final PDM

- Be thoroughly familiar with the Project Delivery Method Selection Guidance (PDMSG);
- PDM Attribute Comparison Spreadsheet in Appendix A – review the pros and cons of the three project delivery methods as they relate to different project attributes.
- Review Appendix B - Pre-Work
- Review Appendix C - How to use the Selection Checklist
- Review the Project Summary Package, PMP and current project information



Pre-Work

- Review the current Project information including the following:
 1. Project Description and attributes such as scope, schedule and budget.
 2. Project Commitments, Decisions and Assumptions.
 3. Project Goals and Constraints.
 4. Risks and/or Risk Assessment.
 5. Revise/Update or create a new Project Delivery Description Worksheet or similar form with the current project information.



Updated Project Delivery Description Worksheet

Appendix C – How to Complete the Selection Checklist

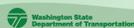
Project Attributes	
Project Name: Project K - Bridge Replacement and HOV/Commute	Comment (E772): The Project Title was revised to reflect the change in the ROW.
Location: I-5/520	
Project Goals: Minimize Schedule Minimize Impacts to the traveling public and local municipality (businesses) Minimize Environmental Impact Minimize Operations and Maintenance costs There are no Project Constraints	
Estimated Budget: \$24,000,000 \$15,000,000	Comment (E772): The budget changed to reflect the change in the ROW.
Estimated Project Schedule: Completion Date: 11/1/2017	
Required Project Completion or Milestone Dates (if applicable): Must Complete Milestone for Part I of project to allow Project Y project to start 8/15/2016	
Source(s) of Project Funding: Transportation package	
Project Context: I.A.	
Major Features of Work - pavement, bridge, sound barriers, etc.: Bridge replacement and HOV/commuter deleted from ROW	Comment (E772): Indicates the change in the ROW.
Major Schedule Milestones: Construction Release from ROW	



Pre-Work

If the project contract cost is estimated to be less than \$2 Million* then additional Project specific Pre-work is unnecessary and the Project Engineer will only need to fill out Part Ia and V of the Selection Checklist.

*This limitation relates to Design-Build Contracts so the estimated contract cost includes the Construction and Design costs included in a potential Design-Build contract



Project Commitments, Decisions and Assumptions

- Project Commitments: Know commitments and limitations to the project that may affect Project scope, risks, budget or schedule.
- Project Decisions: Decisions that cannot be changed due to Funding Source, Project Approval, Legislative Mandate or other sources that may affect Project scope, risks, budget or schedule.



Project Commitments, Decisions and Assumptions

- Project Assumptions: A deduction based on incomplete Project information that may affect Project scope, risks, budget or schedule if there are changes.



Questions?



Project Goals

- What additional Project Goals (if any) are needed on the Project Delivery Description Worksheet?
- What goals would contribute to project success?



Neutral Goals

- These would be goals that have the same relative ability to be achieved, regardless of the PDM.



Prioritize Goals

- Use H (high), M (medium) and L(low) to indicate the relative importance of your goals to a successful project.
- Pick out the Goal you consider highest and assign it a "H";
- Evaluate each Goal by comparing it to your highest priority Goal;
- Continue until all Goals are ranked.



Project Constraints

- Constraints differ from Project Goals in that they MUST be accomplished for project success;
- Evaluate the Highest Priority Project Goals ("H's") to determine if any are constraints;
- Project Commitments and Decisions may create "Constraints";
- Constraints are not scored, they are Pass/Fail when evaluation the optimal PDM for the Project.
- Constraints tend to be rare in this process.



Project Delivery Goals

- Project Delivery Goals are goals related to the characteristics of the PDMs.
- A Project Goal may be identical to a Project Delivery Goal or it may have a related goal determined by the Project Goal specifics, causes or risks;
- Project Delivery Goals are a refinement of the Project Goals and are used to evaluate the ability of the PDMs to meet the Project Goals based on the characteristics of the PDMs.



Project Risks

- Preliminary Risks should be identified in the Project Summary Package and may be further developed as part of the PMP;
- Utilize the WSDOT Risk Assessment webpage and/or Appendix A.6- Typical Transportation Project Risks List, General Project Risks Checklist;



Questions?



Final PDM Selection Process Requirements

Estimated Project Cost	Required Process
<ul style="list-style-type: none"> Less than \$2 Million* 	Validate or Revise Part I and V of Selection Checklist
<ul style="list-style-type: none"> Equal to or greater than \$2 Million* but less than \$25 Million 	Validate, Revise or Complete Part I, II, III and V of Selection Checklist
<ul style="list-style-type: none"> \$25 Million or greater but less than \$100 Million, or Validation/Revision of Parts II and III of the Checklist does not determine a Final PDM 	Validate, Revise or Complete Selection Matrix
<ul style="list-style-type: none"> \$100 Million or more, or Validation/Revision of the Selection Matrix does not determine a Final PDM 	Selection Matrix Workshop

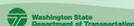
*This limitation relates to Design-Build Contracts so the estimated contract cost includes Construction and Design costs included in a potential DB contract. Project Cost is used in all other cases.



Recommended Timing for Determining Final PDM

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    graph TD
      PS[Project Summary] <--> P1[Probable Project Delivery Method (PDM) Determination]
      PS --> PIA[Project Initiation and Alignment]
      PIA --> PPE[Project Planning and Endorsement (~10% Design)]
      PPE <--> P2[Final Project Delivery Method (PDM) Determination]
      PPE --> GR[Geometric Review (~30% Design)]
      GR -.->|Cut off for determining Final PDM| End[...]
  
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Project Basis of Design

- The Basis of Design (BOD) will include the Final PDM determination.



Participation

- Project Engineer/Project Design Lead assigned the design/construction of the project (this may be different offices.)
- Project Office/staff assigned to the design and construction of the project, as appropriate and available.



Final PDM Determination Selection Checklist

- Identify any changes in Project information
- Revise the original Selection Checklist with additional information and changes, if any.



Final PDM Determination Selection Checklist

- Complete Selection Checklist Part III - RCW Requirements for Alternative PDMs.



Selection Checklist Part III

PART III - RCW REQUIREMENTS TO USE DESIGN-BUILD OR GENERAL CONTRACTOR/CONSTRUCTION MANAGER	
Design-Build RCW 81.10.020	<p>1. Is the preliminary Engineer's Estimate \$2 Million or greater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the project is a DB, continue with questions 1a through 1d. If not, Design-Build is not a viable option.</p> <p>1a. Are construction activities highly specialized? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>1b. Is a DB approach critical to developing the construction methodology? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>1c. Does the project provide opportunity for greater innovation and efficiencies between the designer and builder? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>1d. Would use of DB result in significant reduction to the owner's project schedule or critical milestones? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
GC/CM RCW 81.10.040	<p>If yes was selected for any of questions 1a through 1d, Design-Build is a viable PDM option.</p> <p>2. Is a GC/CM approved to use GC/CM? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If the project is a GC/CM, continue with questions 2a through 2d. If not, General Contractor/Construction Manager is not a viable option.</p> <p>2a. Does the project involve complex scheduling, phasing or coordination? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2b. Does the project involve construction at an occupied facility which must continue to operate during construction? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2c. Is involvement of General Contractor/Construction Manager input during design critical to project success? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2d. Does the project encompass a complex or technical work environment? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>2e. Does the project require specialized work on a building that has historic significance? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes was selected for any of questions 2a through 2d, General Contractor/Construction Manager is a viable PDM option.</p>



Final PDM Determination Selection Checklist

- If:
 - The Selection Checklist process did not validate the Probable PDM, and the revised Selection Checklist does not clearly indicate a Final PDM;
 - The Project Engineer chooses additional evaluation;
 Then the Project Engineer will complete the Selection Matrix to determine the Final PDM.



Final PDM Approval Process

- If the Project contract cost is less than \$100 Million and complies with the guidance; then the Regional Administrator reviews and approves the Final PDM.
- Selection Checklists are validated/ revised for projects less than \$25 Million.



Selection Checklist Part V

Appendix C – How to Complete the Selection Checklist

PART IV: PROBABLE PROJECT DELIVERY METHOD			
<input type="checkbox"/> A Probable Delivery Method has been determined			
<input type="checkbox"/> DRB <input type="checkbox"/> DR <input type="checkbox"/> SCCM			
<input type="checkbox"/> More than one Viable Options have been determined and the Selection Matrix will be completed			
<input type="checkbox"/> DRB <input type="checkbox"/> DR <input type="checkbox"/> SCCM			
Project Name and Title	Mr. Project Engineer, Project Engineer	Authoring Name and Title	
Project Signature	SC # [blank] / [blank]	Authoring Signature	
State Construction Official Endorsement		ACEE Signature	
State Design Official Endorsement		ADSE Signature	
PART V: FINAL PROJECT DELIVERY METHOD			
<input checked="" type="checkbox"/> A Final Project Delivery Method has been determined through validation or revision of this Checklist			
<input type="checkbox"/> DRB <input type="checkbox"/> DR <input type="checkbox"/> SCCM			
<input type="checkbox"/> More than one Viable Options have been determined and the Selection Matrix and/or Workshop will be completed			
<input type="checkbox"/> DRB <input type="checkbox"/> DR <input type="checkbox"/> SCCM			
Project Name and Title	Mr. Project Engineer, Project Engineer	Authoring Name and Title	Mr. [blank], Regional Administrator
Project Signature	SC # [blank] / [blank]	Authoring Signature	SC # [blank] / [blank]
State Construction Official Endorsement		ACEE Signature	
State Design Official Endorsement		ADSE Signature	

Comments (DRB) Complete Part V for Final PDM determination.

Comments (DRB) An approval/ endorsement needed for Final PDM determination.



Final PDM Approval Process

- If an exception to the guidance is requested, then;
 - The Regional Administrator endorses the Final PDM and submits it to HQ; and
 - The Assistant State Design Engineer and Assistant State Construction Engineer endorse the Final PDM.
 - The Chief Engineer approves the Final PDM (delegated to the Deputy Chief Engineer in the 10/28/2015 PDMSG memorandum from the Chief Engineer)



Changes to the Final PDM Determination

- Significant Project change may change the Final PDM
 - Assess impacts to see if a change to the Final PDM is indicated;
 - Update the Final PDM Checklist and documentation;
 - Seek approval of Final PDM per Section 3.10 of the guidance- same as an exception if occurs after 30% Design.



Questions?