

SCOPING

A scoping meeting shall be held in accordance with the concurrent engineering plan development process and documented on the [PM-100](#) Form (Field Review and Scoping Report).

DESIGN

The preliminary engineering and design completed in advance of RFP advertisement for a Design-Build project include plan detail as shown in the Design-Build portion of the [LD-436](#).

There may be instances wherein a greater level of preliminary engineering and design are necessary to develop the RFP.(i.e. high risk project elements and/or desire to be more prescriptive in RFP) or in some cases a lesser level of plan development is required (i.e. low risk project elements or expedited schedule). Regardless, the level of preliminary engineering and design should be sufficient to ensure that the project scope of work and limits are well defined, that major risks have been identified, that preliminary cost estimates can be confirmed, and that technical requirements are defined. Unlike Design-Bid-Build, the project scope of work, limits and technical requirements must be thoroughly narrated in the Design-Build RFP; the PM-D cannot rely exclusively on the drawings included in the RFP Information Package to convey scope of work, limits and technical requirements.

Additional design work above and beyond the preliminary plan level is typically unnecessary and may result in the following negative consequences:

- Constrained innovation with regard to the design and construction processes. The goal of the Design-Build solicitation documents is to promote innovation, not constrain or limit means and methods.
- Decreasing potential Offerors from the bidding pool by inadvertently catering to a specific design/construction methodology
- Excessive preliminary engineering and plan development efforts will increase project costs due to replicated design efforts and analyses performed by the Design-Builder.

VALUE ENGINEERING

A Value Engineering study shall be completed for all Design-Build projects with an estimated cost of \$5 million or greater, unless a waiver is granted by the VDOT Commissioner. The Value Engineering study shall be in accordance with the Value Engineering Administration Manual.

The Value Engineering study and all design revisions that result from the study should be completed prior to the public involvement phase of the project. If the Design-Build preliminary plan development doesn't include a public involvement phase, then the Value Engineering study and associated design revisions shall be completed prior to advertisement of the RFP.