- Post Award Process
  - brainstorming
    - Maximize stakeholder participation early (owner/ end-user through subcontractors/ suppliers)
    - Public DB requires too much detail (100% biddable documents) then private DB
      - level of detail and accountability to ensure the design is correct prior to releasing construction
      - lack of understanding of who is DOR (design-builder not government)
    - balance between owner and design-build team on what are critical contract requirements and establishing clear expectations to appropriately manage risks
    - outside review time not incorporated into DB process
  - breakout discussion
    - end users not understanding design-build
      - reviews
        - level of detail in drawings & specs
          - detail less
            - proprietary specs
          - design approval packages
            - confidence to release design for construction
          - shop drawings
            - allow fabricators/ suppliers detail drawings to be used for design approvals
          - as-builts
            - past delay in delivery leads to wanting more information earlier
        - schedule reviews
          - give and take
          - align with priority of project
        - government to review early
          - conforming to RFP requirements
          - what is required to conform to the RFP
            - what is needed for contractor to build it
            - not the same as what the Government needs to bid it
          - frequency of early comments
            - review of assumptions before doing detailed design
            - less formal more early engagement
            - less detail but big picture at beginning
            - over the shoulder
            - government to confirm, provide input, and be bought-in to/ confirm assumptions
          - VDOT
            - mandatory scope review meeting
        - outside agencies (MDE/ NCPC, Fine Arts council)
          - allow direct communication between designer and agency - eliminate middle person
          - allows better problem solving
            - reduces risk (time and requirements)
          - design-builder can become hostage due to other issues
            - need owner support
        - internal within design-build team
          - contractor involvement during design
          - subcontractor/ vendors included
          - trade coordination
          - BIM usage
            - ability to integrate design-build/ design-assist fabrication models into approval submissions
      - expectations
        - stakeholders
          - owner
          - contractor
          - A/E
          - end-user
        - involvement
          - level required
          - who is needed when, wrong people can impact process
          - how much detail are people expecting/ looking for
          - active & prepared
          - fairness is important
        - risk shedding
          - sharing where appropriate
        - quality
          - finishes
        - schedule
    - primes not understanding design-build
    - subs not understanding design-build