Security Project Execution 101

“From Paper to Reality”

Presented by;

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Discussion Points

- Project development, ownership, and support

- Delivery Options
  - Design-Bid-Build
  - Design Competition
  - Design Build

- Lessons Learned

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PROJECT SCOPE DEVELOPMENT

- Facility Security Assessment
  - Mitigation Strategies
- Port Master Plan
- Security Master Plan
- Response to criminal activity or security breaches
- Vision from Leadership
Project Ownership

- Elected Body
- Port Director
  - STAFF
    - Technology Department
    - Engineering Department
    - Operations Department
    - LEO or Security Department

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Project Support

- Staff
  - IT
  - Engineering
  - Procurement
  - LEO/Security
- Consultants
- Engineers
Consultants

- Act as a Client Representative
  - Assist with Planning
    - Scope
    - concept of operations (CONOPS)
  - Develop Statement of Work
  - Develop Pre-Qualification Requirements
Consultants (continued)

- Develop RLI’s, RFQ’s, RFI’s, and RFP’s
  - Engineers
  - Design build firms
  - Contractors
  - Integrators and/or Manufacturers
- Assist or consult with selection
- Provide guidance & oversight over project life cycle
Engineers

- Typically Provide
  - RFP documents
  - engineered drawings
  - technical bid specifications
  - construction oversight
  - oversight of testing and commissioning of systems
- Provide Project Oversight

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DELIVERY OPTIONS

- DESIGN / BID / BUILD
- DESIGN COMPETITION
- DESIGN / BUILD
Design, Bid, Build Life Cycle

- Planning (key factor)
- Schematic Design (30%)
- Engineering and Specifications
  - Review at Design Development 60% & 90%,
  - Review at Construction Docs 100%
- Bid process
  - Advertise (30 to 60 days)
  - Selection & Negotiations (30 to 60 days)
  - Award (30 to 60 days)
Design, Bid, Build Life Cycle

- Construction Phase
  - Kick-off
  - Mobilization
  - Construction
  - Submittal Review
  - Testing and commissioning
  - Training
  - Project close out
Design, Bid, Build

- Traditional method of delivery
  - Pros
    - More detail in project requirements
    - RFP- low bid – based on 100% Engineered Drawings
  - Cons
    - Can be costly (poor specs & drawings)
      - Change orders
    - More opportunity for finger pointing
      - Integrators vs. Engineers
    - Longer delivery time

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Design Competition / Bid-Build

- Develop Statement of Intent
- Announce RLI and Pre-Qualification
- Select pre qualified firms
  - Qualifications
  - Approach
  - Technical solution
- Selection of Solution
- Negotiations
  - Cost
  - Time
- Bid then Build
Design Competition / Bid-Build

- **Pros**
  - Less up front cost to the owner
  - Creative solutions

- **Cons**
  - Greater risk of project success
  - Very subjective rating of solutions
  - Lower contractor participation
Design Build Models

- Traditional Design Build
- At-Risk Design Build
  - Guaranteed Maximum Price (GMP)
Design Build Execution

- Planning (staff & consultants)
  - CONOPS
  - Develop Statement of Work
  - Develop Pre-Qualification Requirements
- Advertise & Select Pre Qualified D/B Contractors
- Provide performance based specs and S/D or D/D documents
- Evaluate proposals based on solution and cost
- Selection of Design Build Team
  - Negotiate and Award
- Final Design and Build
Traditional Design Build

- Single contractor / POC
  - Ease of project coordination
  - Creative solutions (value engineered)
  - Cost savings
  - Expeditious execution
At-Risk Design Build

- Single contractor / POC
  - Ease of project coordination
  - Creative solutions (value engineered)
  - Expeditious execution

- Guaranteed maximum price
  - No cost over runs & few change orders
  - Cost incentives for early completion
Design Build Pros & Cons

Pros

- Client/Contractor Partnership
- Overall project accountability
- Prevent costs over runs (At-Risk D/B)

Cons

- Potential for higher costs of bids
- Single point of failure
Lessons Learned

- **Verify** qualifications of Consultants, Engineers, Contractors, and Integrators
- **Planning** is imperative
- **Support** is necessary
- **Choose** the right solution
- **Pre-qualification** is critical
- **Consistency** with your plans

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QUESTIONS