

# Security Project Execution 101

*"From Paper to Reality"*

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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

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

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# 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

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# Consultants

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

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# 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

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# 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

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# 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)

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# Design, Bid, Build Life Cycle

- Construction Phase
  - Kick-off
  - Mobilization
  - Construction
  - Submittal Review
  - Testing and commissioning
  - Training
  - Project close out

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# 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

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# 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

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# Design Build Models

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

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# 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

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# Traditional Design Build

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

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# 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

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# 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

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# 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*

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