

## ATTACHMENT A

### NCGS Criteria 1:

*The extent to which the governmental entity can adequately and thoroughly define the project requirements prior to the issuance of the request for qualifications for a design-builder.*

The design-build delivery method may be used if it is determined that, for the project, the City of Winston-Salem has professional personnel that are both qualified and experienced to thoroughly define project requirements prior to the issuance of a request for qualifications for a design-builder. Such qualifications shall consider the personnel with the City of Winston-Salem in the areas of engineering, city administration, purchasing, finance and legal.

### NCGS Criteria 2:

*The time constraints for the delivery of the project.*

Design-build delivery methods may be used if 1) a project has a firm date by which a facility must be operational or if the potential for overall schedule improvement will provide operational, financial or other benefits, or 2) a project includes efforts that support the protection of public health, safety and/or regulatory compliance and a design-build approach will address the underlying issues in a more timely duration compared to the traditional delivery method.

### NCGS Criteria 3:

*The ability to ensure that a quality project can be delivered.*

The design-build delivery method may be used if it is determined that, for the project, the City of Winston-Salem has professional and experienced personnel to ensure that the design-build firm will provide a quality project within the budget constraints established for the project. Consideration will be given to the qualifications and experience of the personnel in city administration, engineering, recreation and parks, public safety, and transportation.

### NCGS Criteria 4:

*The capability of the governmental entity to manage and oversee the project, including the availability of experienced staff or outside consultants who are experienced with the design-build method of project delivery.*

The design-build delivery method may be used if it is determined that, for the project, the City has professional and experienced personnel that are knowledgeable of design-build projects or, in the alternative, experienced consultants are available to be retained to perform the construction management of a design-build contract.

NCGS Criteria 5:

*A good-faith effort to comply with G.S. 143-128.2, G.S. 143-128.4, and to recruit and select small business entities. The governmental entity shall not limit or otherwise preclude any respondent from submitting a response so long as the respondent, itself or through its proposed team, is properly licensed and qualified to perform the work defined by the public notice issued under subsection (c) of this section.*

The design-build delivery method may be used if it is determined that, for the project, requirements will be imposed which ensure that contractors will comply with the M/WBE goals set by the City of Winston-Salem.

NCGS Criteria 6:

*The criteria utilized by the governmental entity, including a comparison of the advantages and disadvantages of using the design-build delivery method for a given project in lieu of the delivery methods identified in subdivisions (1), (2), and (4) of G.S. 143-128(a1).*

Staff will consider advantages and disadvantages of using a design-build method compared to other delivery methods by evaluating the following factors:

- Is the project well defined and does it include qualitative and quantitative characteristics that make a design-build contract more appropriate than other methods of delivery?
- Are there time constraints?
- Is there a maximum budget that must be adhered to in order to allow negotiations and flexibility to make appropriate decisions on scope as the project progresses?
- Does the design-build delivery method meet the ultimate operational goals established for a given facility and the quality of product achieved as a result of a more fluid and flexible delivery method?