

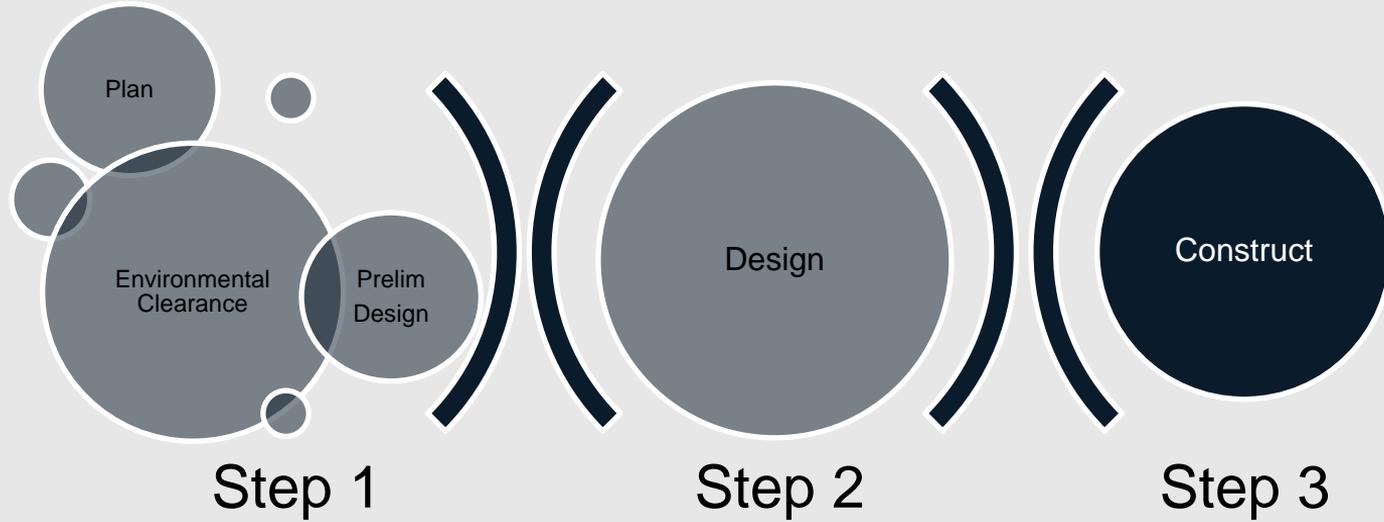


# PROJECT DELIVERY MODELS

How We Procure Services

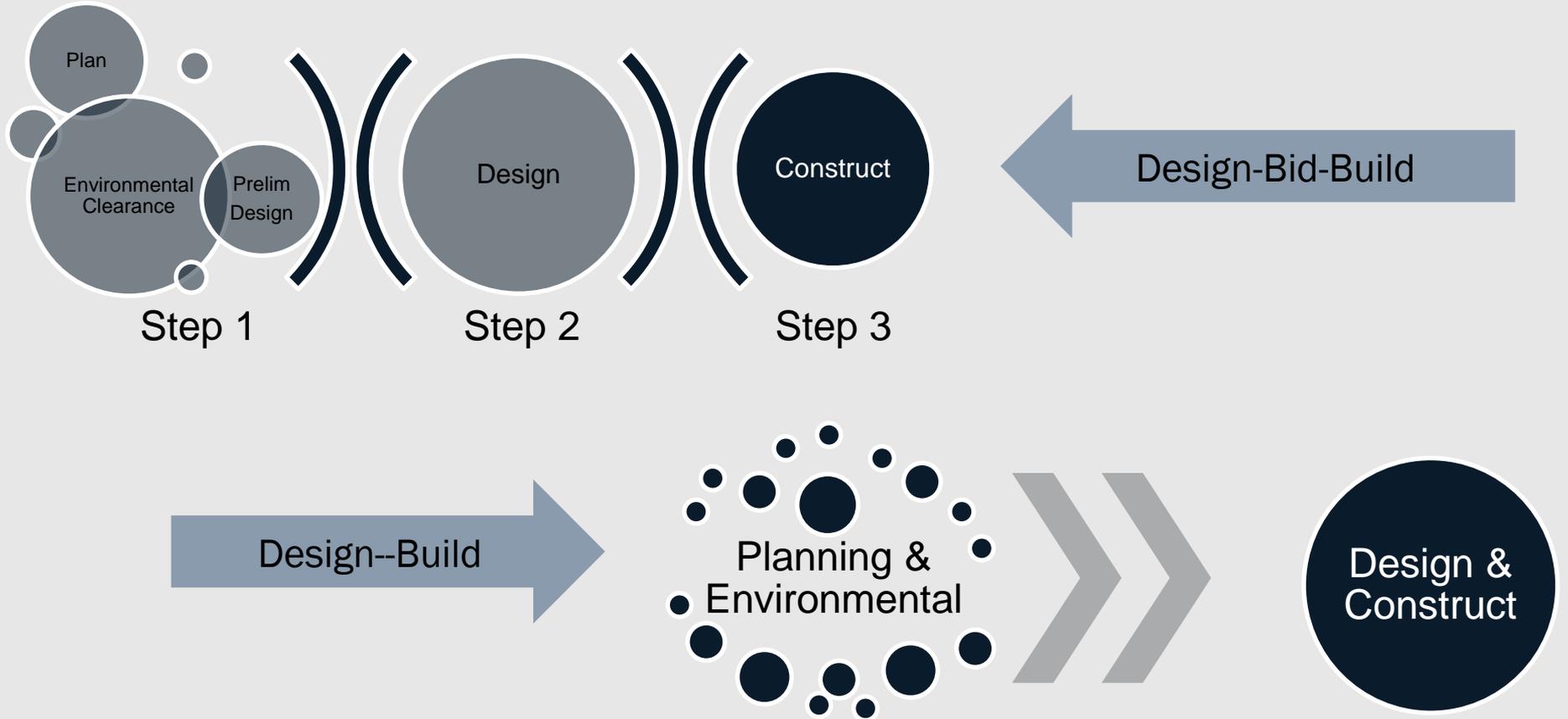


# DESIGN-BID-BUILD: Traditional Delivery





# DESIGN-BID-BUILD / DESIGN-BUILD: compared



Answer depends on:

- How complex is the project?
- Who is in the best position to manage and control a given risk?



# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
Contracting		
Delivery process		
Risk		

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
<b>Contracting</b>	<ul style="list-style-type: none"><li>• TxDOT staff designs or contracts with a consultant to design project.</li><li>• TxDOT advertises design to contractors for bids.</li></ul>	

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<b>Contracting</b>	<ul style="list-style-type: none"><li>• TxDOT staff designs or contracts with a consultant to design project.</li><li>• TxDOT advertises design to contractors for bids.</li></ul>	<ul style="list-style-type: none"><li>• TxDOT contracts with a contractor to perform both design and construction.</li><li>• Contractor will contract design consultant to design project.</li></ul>

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
<b>Delivery process</b>	<ul style="list-style-type: none"><li>• TxDOT hires design firm to deliver 100% complete design documents.</li><li>• TxDOT solicits fixed-price bids from contractors to construct the work.</li></ul>	

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build (traditional)	Design-Build (alternative)
<b>Delivery process</b>	<ul style="list-style-type: none"><li>• TxDOT hires design firm to deliver 100% complete design documents.</li><li>• TxDOT solicits fixed-price bids from contractors to construct the work.</li></ul>	<ul style="list-style-type: none"><li>• Based on preliminary design, TxDOT solicits State of Qualifications from interested Proposers (contractors) to team-up to perform both design and construction work.</li><li>• TxDOT contracts with Best-Valued Proposer to design and construct work.</li></ul>

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
<b>Risk</b>	<ul style="list-style-type: none"><li>• Public sector (TxDOT) carries the highest amount of project risks with this delivery type.</li><li>• Designers and contractors bear no contractual connection with each other.</li><li>• TxDOT has all risk associated with the completeness of the design documents.</li></ul>	

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
<b>Risk</b>	<ul style="list-style-type: none"><li>• Public sector (TxDOT) carries the highest amount of project risks with this delivery type.</li><li>• Designers and contractors bear no contractual connection with each other.</li><li>• TxDOT has all risk associated with the completeness of the design documents.</li></ul>	<ul style="list-style-type: none"><li>• Many risks are be transferred from TxDOT to the private sector (contractor).</li><li>• Contractor directly responsible for contracting with design engineers to ensure completeness of design documents.</li><li>• Contractor has most of the schedule risk to deliver project within contracted timeline.</li></ul>

# TRADITIONAL versus ALTERNATIVE Project Delivery

	Design-Bid-Build	Design-Build
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<b>Risk</b>	<ul style="list-style-type: none"> <li>Public sector (TxDOT) carries the highest amount of project risks with this delivery type.</li> <li>Designers and contractors bear no contractual connection with each other.</li> <li>TxDOT has all risk associated with the completeness of the design documents.</li> </ul>	<ul style="list-style-type: none"> <li>Many risks are transferred from TxDOT to the private sector (contractor).</li> <li>Contractor directly responsible for contracting with design engineers to ensure completeness of design documents.</li> <li>Contractor has most of the schedule risk to deliver project within contracted timeline.</li> </ul>

# Risk allocation<sup>1</sup>

<b>Risk Type</b>	<b>Traditional Project Delivery</b> Design ▶ Bid ▶ Build	<b>Alternative Project Delivery</b> Design ▶ Build
Environmental approval	TxDOT	TxDOT
Financing		
Operation and maintenance		
Environmental compliance		
ROW acquisition <sup>2</sup>		
Utility delays		
Design		
Construction	Contractor	Contractor
Schedule delays		

<sup>1</sup> Actual risk assignments may vary by project.

<sup>2</sup> Eminent domain delays retained TxDOT.

# Design-Build: Two-step procurement overview



# Design-Build Procurement – Request for qualifications (RFQ)

## What to expect:

- You have been DBE certified for participation in DOT projects by the Texas Unified Certification Program (TUCP)
  - TxDOT is a member of TUCP.
- Networking with major industry participants (professional and construction) for possible team forming
- You may be asked to finalize team participation; provide business information, signed confidentiality agreement, conflict disclosure, etc.
  - DBE professionals may not need to participate during the RFQ process.



Timeline not to scale

# Design-build procurement – Request for proposals (RFP)

## What to expect:

- DBE professionals may need to participate during the RFP process
  - Efforts performed by DBE during team response to RFP may not be compensated.
  - Maintain confidentiality during the procurement process.
  - Bring your subject matter expert(s) to the table.



# Typical construction scopes of work

## Roadway/Bridge

- Drainage elements
- Trucking materials
- Concrete Paving
- Rebar/Reinforcing Steel
- Riprap/Misc Concrete
- Sidewalks/Driveways
- Removal/demolition

## Environmental

- Erosion/Sediment Control
- Landscaping
- Compliance

## Traffic Operations

- Signing
- Illumination
- Signals
- Striping
- Barricades
- Guardrail/Crash Attenuators

## Construction Professional Services

- Survey Support
- Quality Control and Acceptance/Material Testing
- Geotechnical Services

THANK YOU!