

# Small Design Build Initiative

## Alternative Delivery Division (ALD)



### Introduction

The Texas Department of Transportation (TxDOT) is advancing the Small Design Build Initiative (SDBI) to expand the Alternative Delivery Program and attract more industry participants to the design-build process. The initiative will include smaller projects to broaden the pool of prime and subcontractors for professional and construction services, with project construction costs of at least \$100 million.

TxDOT plans to apply the elements listed below to all SDBI projects to reduce risk and streamline submittal requirements for prospective offerors.

### SDBI Key Initiatives

**Enhanced Pre-Procurement:** TxDOT will engage early with industry, including one-on-one meetings for offeror questions.

**Reduced Risk Profile:** TxDOT will obtain all right of way and required environmental permits before issuance of Notice to Proceed (NTP1), perform additional Level A SUE and geotechnical investigations during pre-procurement, minimize railroad coordination, and advance long-lead utility relocations where feasible.

**Simple Maintenance Regime:** Projects will utilize a Performance Warranty in lieu of Capital Maintenance Agreement.

**Increased Participation:** Prior design-build experience will not be required, evaluated or scored. Minimum number of three offerors will be shortlisted (dependent upon the number of submittals).

**Streamlined Professional Services Quality:** An independent quality assurance firm will not be utilized. Offerors will be responsible for the professional services quality assurance plan. (See Figure 1 and Table 1 below)

**Reduced Personnel Requirements:** Key Personnel limited to five (5), requiring experience on projects of similar level of complexity; additional required personnel reduced to five (5) for total of ten.

**Simplified Request for Qualifications (RFQ):** Reduced page limits for the Executive Summary, Team Structure and Technical Approach, elimination of reference forms and the removal of oral presentations

**Early Request for Proposal (RFP) Communication:** A preliminary draft RFP will be issued with the RFQ to familiarize teams with commercial terms and technical requirements. Additionally, offerors will be allowed to submit draft Alternative Technical Concepts (ATC) for review and comment prior to final RFP issuance.

**RFP Best Value Scoring:** SDBI projects using an 80-20 price-to-technical scoring to support ATC development and competitive pricing.

**Unsuccessful Offeror Stipend:** Unsuccessful offerors will be compensated a minimum 0.25% of the awarded contract value for the tangible work product provided to TxDOT as part of their proposal.

## **SDBI Additional Items**

TxDOT will continue to evaluate and revise the SDBI based upon feedback and project procurements. As additional items are identified, TxDOT will communicate those changes to industry.

## **Additional Resources**

Potential offerors are encouraged to research and familiarize themselves with TxDOT's alternative delivery program. Links to documents and training are below:

**TxDOT Alternative Delivery Projects:** <https://www.txdot.gov/business/road-bridge-maintenance/alternative-delivery.html>

**TxDOT Alternative Delivery Program Resources:**

<https://www.txdot.gov/business/road-bridge-maintenance/alternative-delivery/resources.html>

**TxDOT Alternative Delivery Program Programmatic Documents:**

<https://www.txdot.gov/business/road-bridge-maintenance/alternative-delivery/resources/ald-programmatic.html> (Draft qualifications, proposal documents, and contractual requirements. Technical and performance provisions are outlined in the Design-Build Specifications (Items 10-28)).

Figure 1: Professional Services Quality Flow Chart

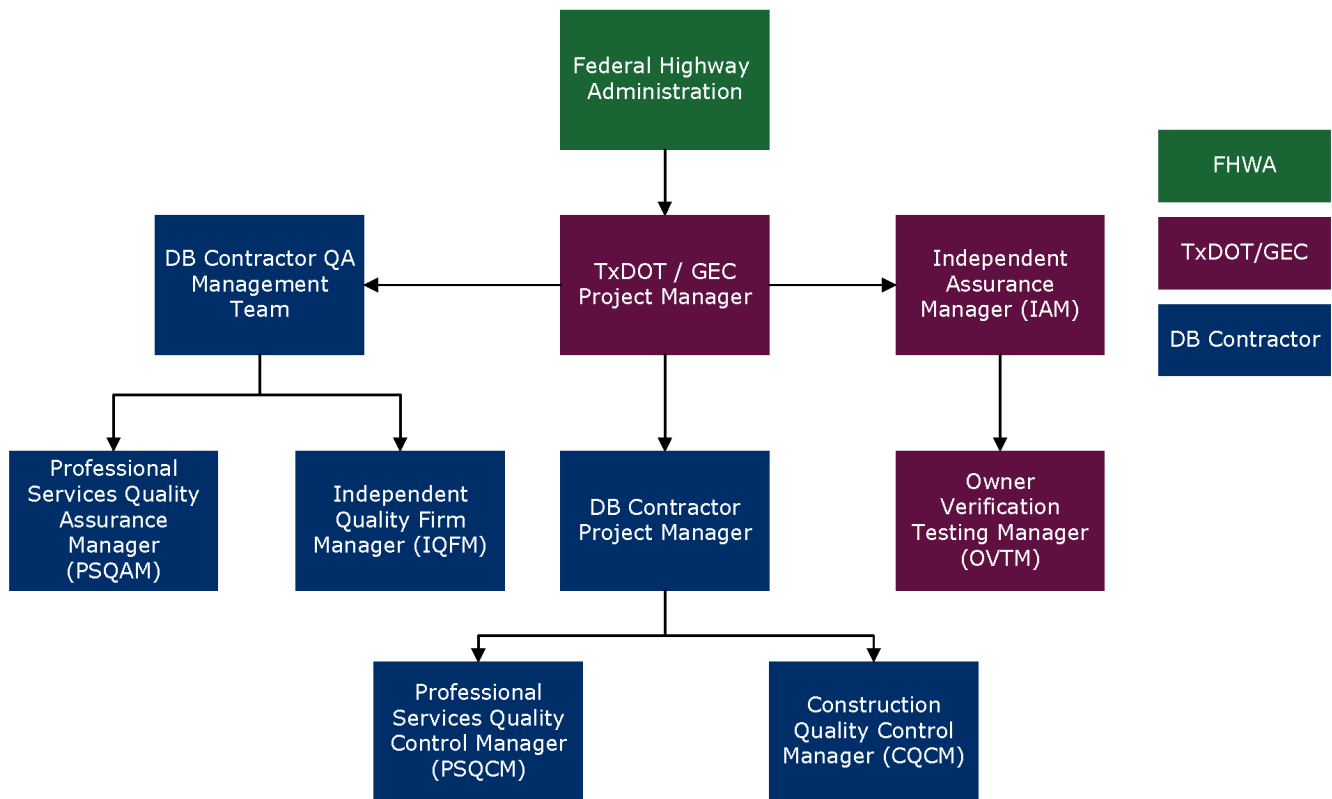


Table 1: Professional Services Quality DBB vs DB

Area	Traditional Design-Bid-Build (DBB)	Design-Build (DB)
Quality	<ul style="list-style-type: none"> <li>• TxDOT lead Quality Assurance Program</li> <li>• Acceptance against PS&amp;E documents, TxDOT Standard Specifications and Materials</li> <li>• TxDOT Construction Engineering Inspection (CEI) led. Nonconforming work is not accepted</li> </ul>	<ul style="list-style-type: none"> <li>• Contractor led Quality Program (professional services and construction) with TxDOT oversight</li> <li>• Full responsibility of design, construction and quality control; IQF responsible for project's acceptance</li> <li>• TxDOT independent sampling/testing to confirm contractor's quality program (Owner verification testing and inspection)</li> <li>• Nonconforming work identified and contractor responsible for corrective action</li> </ul>
TDOT PM and Staff	Directs QA activities and retains acceptance	Oversee contract compliance through audits, submittal review and independent inspection/supervision