



# Design Build Pre-Procurement Taking a Proactive Approach

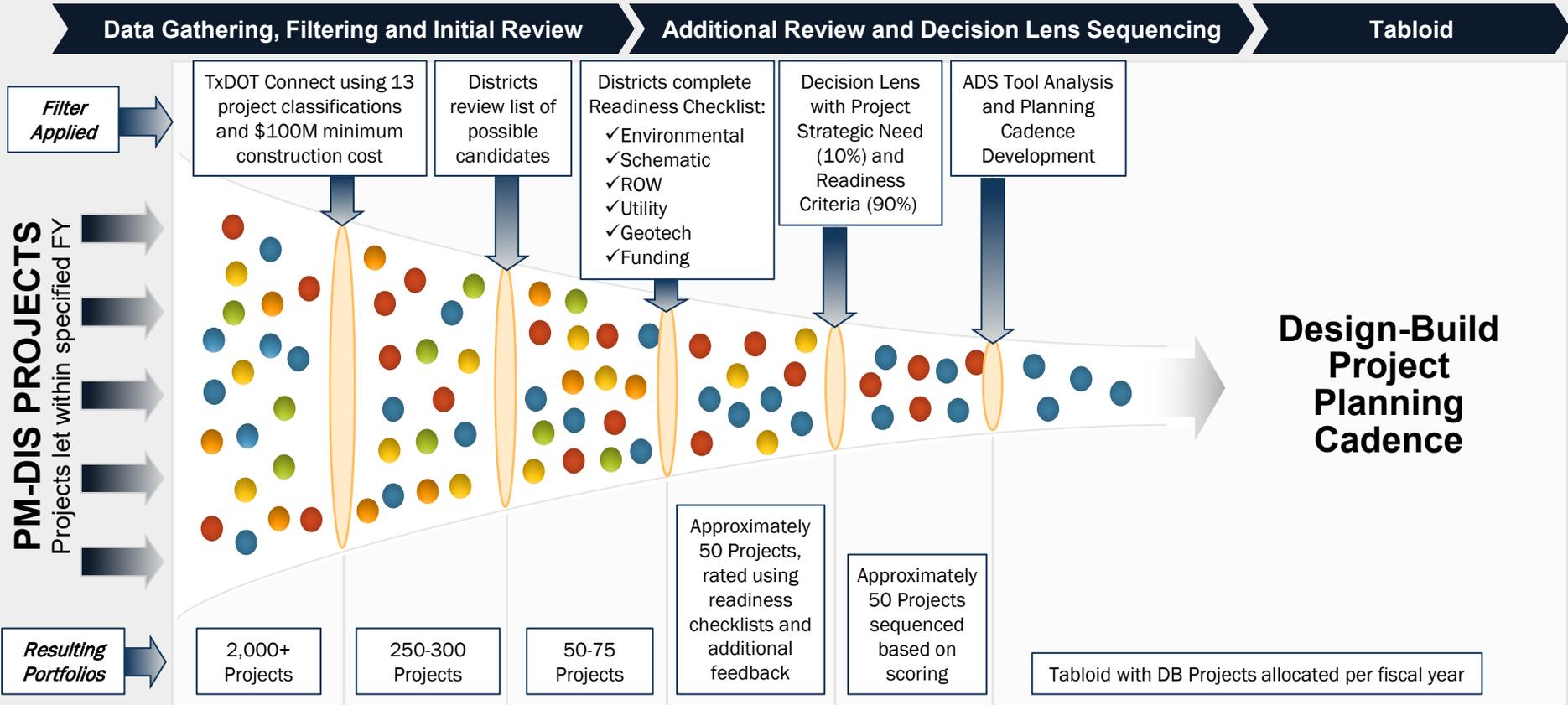
Daniel Worden & Lance Bornstein

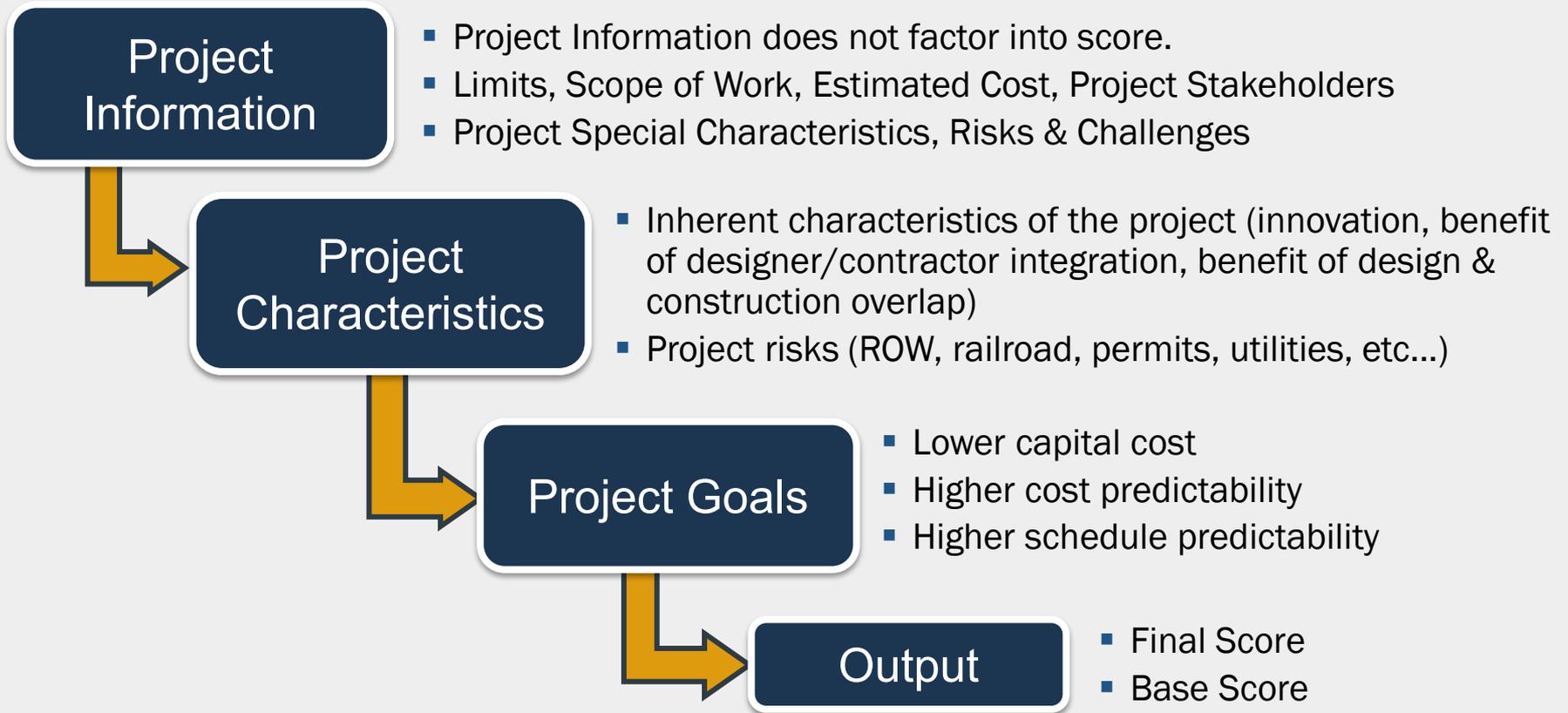
Alternative Delivery Division



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# Alternative Delivery Project Selection – “The Funnel”





# TxDOT Alternative Delivery Program 5-year Planning Cadence



## Alternative Delivery Program - Discussion Document (Subject to Change)

STATEWIDE

"Connecting you with Texas."



### D-B Project Planning Cadence\*

Based on planned contract execution dates

	FY 2024 – 2025 Biennium; 0 Projects; \$0M DB Cost Estimate	FY 2026 – 2027 Biennium; 3 Projects; \$2.78 DB Cost Estimate	FY 2028 – 2029 Biennium; 1 Project; \$1.4M DB Cost Estimate	FY 2030 – 2031 Biennium; 1 Project; \$1.38 DB Cost Estimate		
		*26-I	*26-II	*27-I	*28-I	*31-I
		SH 183 Expansion	SH 99 Segment B-1	US 290 at SH 36 Interchange – Brenham (Small DB Project)	NHHP Segment 3C-2 (IH 45: IH 69 N & IH 10 F)	NHHP Segment 3D-1 (IH 45: At IH 69 S)
District		Fort Worth	Houston	Bryan	Houston	Houston
DB Cost Est.*		\$1.68M	\$1.68	\$230.9M	\$1.48	\$1.38
From		FM 157	I-45 South	2.0 Miles West of SH 36 (CR 49)	McKee Street	At IH 69 S Interchange
To		SH 161	North of FM 2403	1.4 Miles South of BU 290 (FM 389)	East of Gregg Street	At IH 69 S Interchange
Environmental Clearance		07/2024	11/2016	03/2024	02/2021	02/2021
IAIR Approval		N/A	07/2024	N/A	05/2023	05/2023

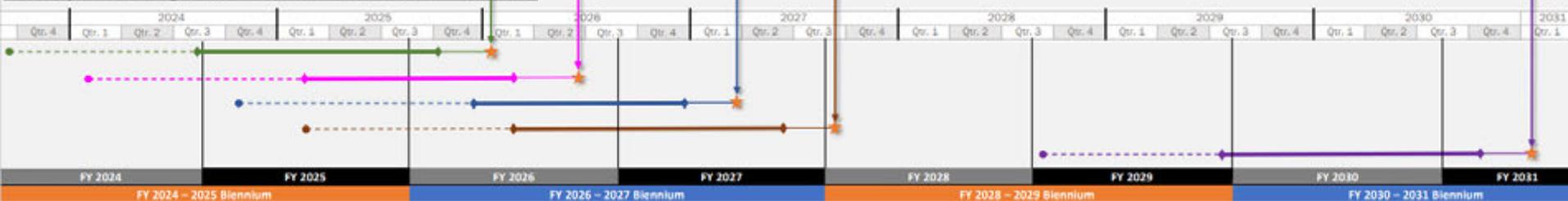
#### Notes/Abbreviations:

\*All dates are estimates and subject to change.

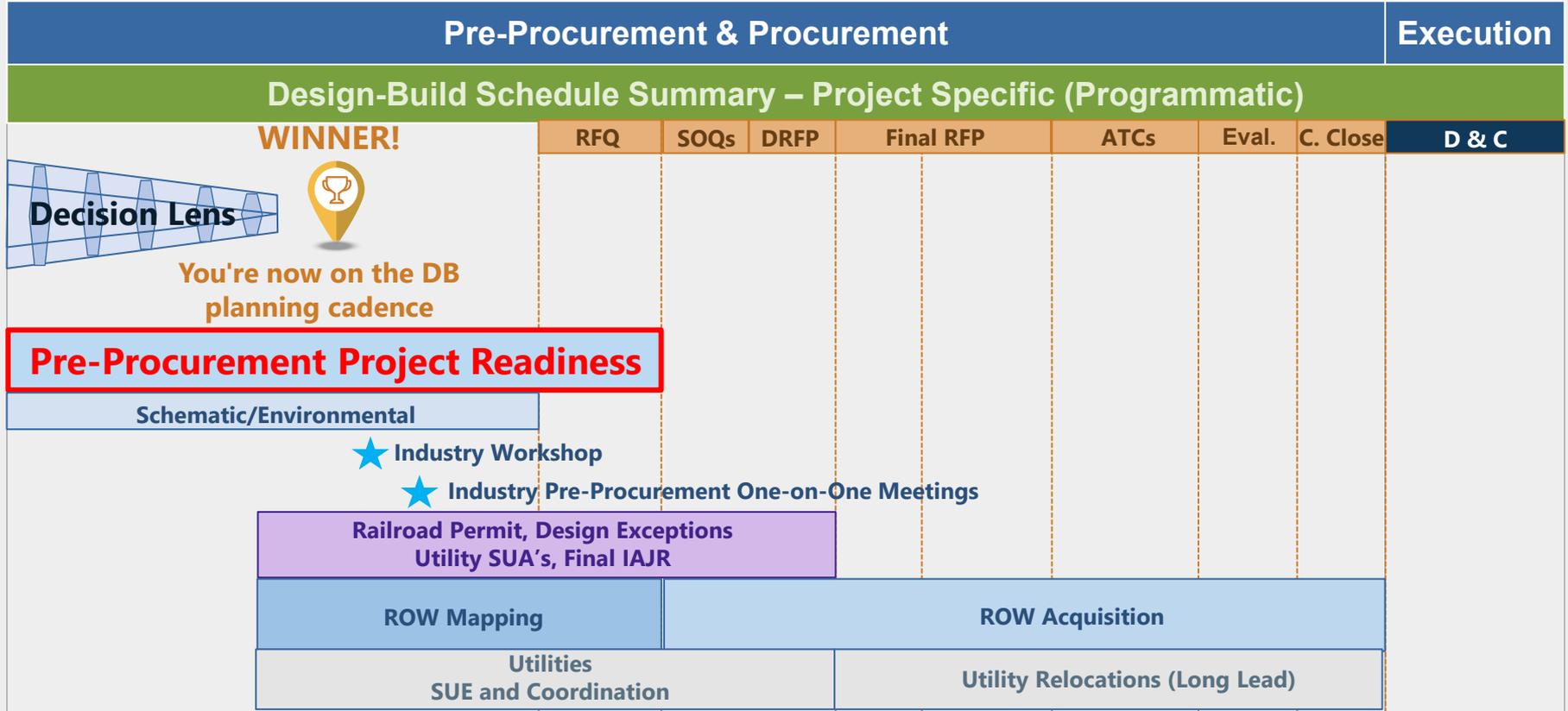
\*Cost estimates are being further refined and are subject to change.

NHHP - North Houston Highway Improvement Project.

### D-B Project Planning Cadence: Planned Procurement Timeline\*



# Pre-Procurement Project Readiness Timeline

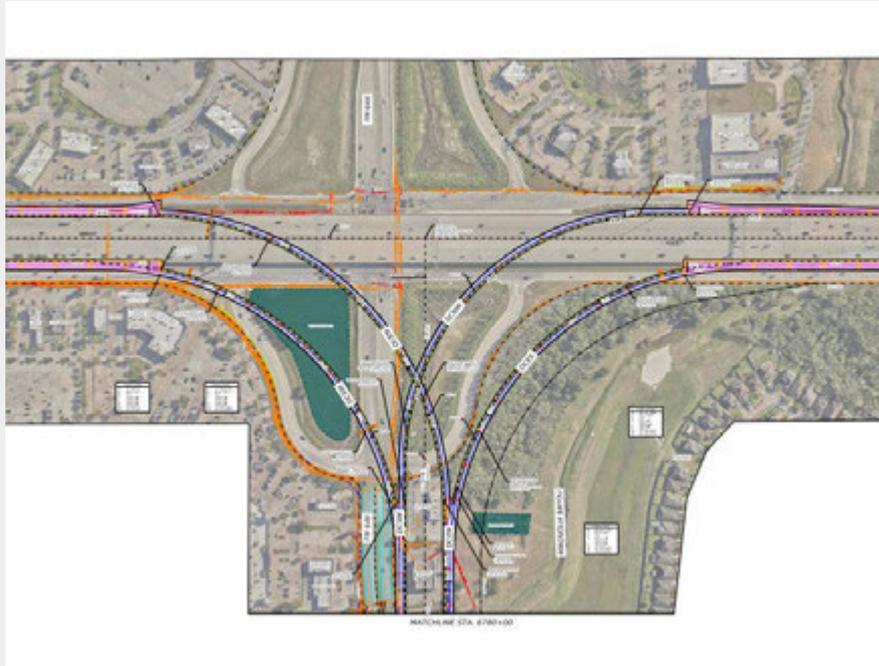




- Goal: Collect feedback from industry on project scope, challenges, and risks early enough to influence procurement decisions
- Early engagement of industry partners during pre-procurement
  - Industry Workshops to build interest
  - Individual meeting with potential proposers (1-1's)
- TxDOT project pre-procurement website
  - Early sharing of reference information documents (RIDs), project scope, Geotech, ROW, Utility Information, As-Builts, etc.
  - Draft contract term sheets
  - Project Status
  - Preclusion Status



## ■ Schematic and Environmental



Discover Texas - Data and maps - **Do business** - Explore projects - Stay safe - About - 🔍

Home / Business / Project development resources / Environmental

## Environmental Compliance Toolkits

TxDOT's environmental review process is explained in its Environmental Guide, which consists of two volumes:

Date	Title	Description	Format
02/23	Environmental Guide: Volume 1 Process	Explains how to use TxDOT's Environmental Compliance Oversight System (ECOS) to environmentally approve transportation projects	<a href="#">Environmental Guide: Volume 1 Process</a>
03/23	Environmental Guide: Volume 2 Activity Instructions	Contains individual instructions for completing each of the Activities, Reviews, and Coordinations generated in ECOS that may be required to environmentally approve a given transportation project	<a href="#">Environmental Guide: Volume 2 Activity Instructions</a>

In addition, the individual toolkits listed below contain forms, templates, and technical guidance that may be needed to complete activities generated in the Environmental Compliance Oversight System (ECOS).

We welcome feedback to help improve the toolkits. [Email us](#) with comments.

- [Air quality](#)
- [Archaeological sites and cemeteries](#)
- [Chapter 26, parks and wildlife code](#)
- [Community impacts assessment](#)
- [Generic environmental report template](#)
- [Hazardous materials](#)
- [Historic resources](#)
- [National Environmental Policy Act \(NEPA\) and project development](#)
- [Natural resources](#)
- [Public involvement](#)
- [Right-of-entry for environmental investigations](#)
- [Section 4\(f\), U.S. Department of Transportation Act](#)
- [Section 6\(f\), Land and Water Conservation Fund Act](#)
- [Traffic noise](#)



- ROW
  - Agency vs DB contractor acquisition
- IAJR
  - FHWA Approval Authority for Interstate Projects
- Railroad
  - C&M preliminary agreements
- Geotech
  - Sufficient data to perform preliminary foundation designs





- Funding



- Conformity

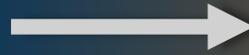
# Design Build Cost Estimate



COLLABORATION



DB ESTIMATE



FORM P-2



## DB COST ESTIMATE TOOL 120-F1

### Cost Categories

- **DB Contract Value**
  - Professional Services
  - ROW and Utilities
  - Construction
- **TxDOT Cost**
  - Direct Payments
  - Consultant Cost
  - Project Management Cost

ITEM / LINE NO.	CATEGORY	SUB-CATEGORY	ITEM DESCRIPTION	
1	Professional Engineering	Design and Engineering	Design and Engineering Services (Other Project-Specific Design and Engineering Services Work Items)	
2		Independent Quality	Professional Services Construction	
3		Public Involvement	Public Involvement and Community Outreach	
4		Environmental	Compliance and Permitting Activities (Other Project-Specific Environmental Items)	
5		(Third Parties)	(Third Party Design Items)	
6		<b>Subtotal Professional Services (Sum Lines 1 through 8)</b>		
7		Right-of-Way (ROW) and Utilities	Professional Services	ROW Acquisition Services & ROW Survey/Mapping
8				DB Contractor-Designated ROW / Construction Easements
9	Utility Coordination / Design & ROW Survey/Mapping			
10	Construction		DB Contractor-Designated ROW / Construction Easements	
11			Utility Coordination / Design & Engineering Services (see Note 1)	
12			Reimbursable Utility Adjustments by DB Contractor (see Note 2)	
13			Reimbursable Utility Adjustments by Utility Owner (see Note 2)	
14	<b>Subtotal ROW and Utilities (Sum Lines 10 through 17)</b>			
15	Construction	Roadway	Prep ROW	
16			Removals	
17			Earthwork	
18			Subbase and Base Course	
19			Pavement	
20		Structures	Traffic Barrier, MBGF and Safety Devices (Other Roadway Items)	
21			Bridge Structure Removals	
22			Bridge Structures	
23			Retaining Walls	
24			Noise Walls (Other Structures Items)	
25	<b>Subtotal Construction (Sum Lines 18 through 29)</b>			
26	<b>Total DB Estimate</b>			
27	<b>Total TxDOT Cost</b>			
28	<b>Total DB Estimate (DB Estimate + TxDOT Cost)</b>			
29	<b>Total DB Estimate (DB Estimate + TxDOT Cost)</b>			
30	<b>Total DB Estimate (DB Estimate + TxDOT Cost)</b>			

# Subsurface Utility Engineering (SUE)



- Early Utility Coordination
- Recent Utility Mapping
  - Quality Level D: Record Research/Data Collection. Information from records research or oral history.
  - Quality Level C: Visible Utility Survey. Utility surface feature data is obtained from surveying and plotting aboveground utility features. Level C data supplements Level D data.
  - Quality Level B: Utility Designation. Geophysical sensing technologies is utilized to locate and mark underground utilities and tie their location to project monuments. Field data is then mapped to create utility layout.
  - Quality Level A: Underground Utility Locating (Test Hole). Precise horizontal and vertical location of utilities obtained by the actual exposure and subsequent measurement of subsurface utilities, usually at a specific point.
- Utility Cost Estimates





- Tracking utility permits requested after SUE was completed.
- Understand a proposed project's corridor border width and identify areas with tight border widths that include complex utility spacing.
- Coordination with Utility Owners begins at the District level by notifying impacted Utility Owners about the DB project.
  - Notice of Proposed Construction (NOPC)
  - Meet with utility owners to outline the project, process, and schedule
  - Educate the Utility Owners on the forms and DB contract documents.
  - Use meeting to learn schedule restraints



1. **Standard Utility Agreement (Form: ROW-U-35)**
  - TxDOT and the Utility Company
2. **Interlocal Agreement (ILA) (Form: N/A)**
  - TxDOT and a Municipal Utility Owner
3. **Project Utility Adjustment Agreement (DB Contractor-Managed) (Form: ROW-U-PUAA-DM/OM)**
  - DB Contractor and the Utility Company
4. **Utility Adjustment Agreement Amendment (Owner-Managed) (Form: ROW-U-UAAA-DM/OM)**
  - DB Contractor and the Utility Company

# Pre-Procurement Dashboard Preview

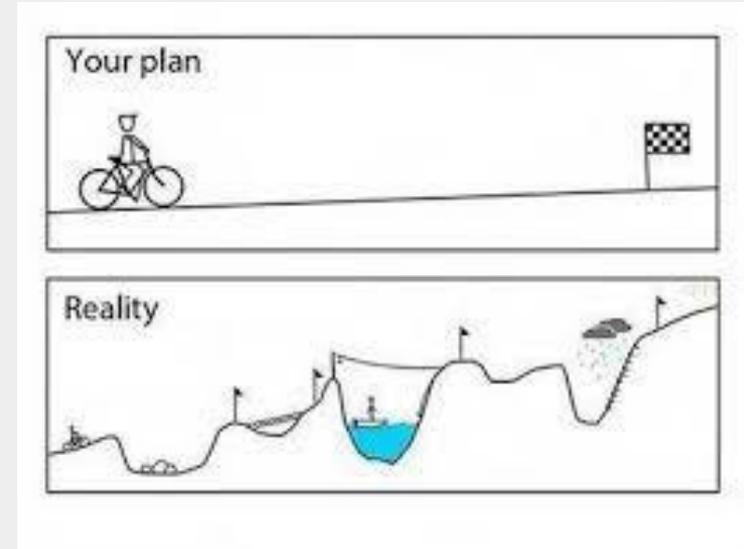


## PROJECT PRE-PROCUREMENT DASHBOARD

Project Name Selector I-35 NEX South		OCSJ Selector 0017-10-168		I-35 NEX South				Funding Breakdowns		Utilities			
OCSJ 0017-10-168		Project Classification Widen Freeway		Estimated Award Date August 22, 2023		UTP		Manual Entry Required Fields					
CSJ's 0017-10-168		District San Antonio		County Bexar		Alternative Delivery Yes		Railroad No		UTP2023 Construct		PreP District Contact Cost Estimate Update Date MTP Railroad Information Railrod Name: Coordination Status: Agreement Type:	
From IH 410 S		To IH 410 N		Right of Way				Advanced Utility Relocation: Interlocal Agreements Total: Interlocal Agreements Completed: SUE OIA Status: SUE OIA Comp Date: SUE OIB Status: SUE OIB Comp Date:					
				Parcels Number of Parcels: 44 Parcels Ready for Construction: 44		Local Government AFA AFA Yes/No: 0 Execution Date:							
				Est ROW Clearance Date		ROW Project End Date January 31, 2020							
Milestones				Alternative Delivery Project Cost Summary				UTP Funding Amounts					
Env Clearance Type EA		NEPA Clearance Date July 2, 2015		Estimated DB Contract Total \$810,273,160				CONTROL SECTION JOB (CSJ)					
STIP Revision Date February 1, 2023		FHWA Approval Date May 4, 2023		Alternative Delivery Conditional Award Amount Total \$699,862,000				Future UTP Minimum Funding Amount (Project)					
				Alternative Delivery Original Contract Value Project \$699,862,000				Current UTP Minimum Funding Amount (Project)					
								0017-10-168 \$0 \$810,273,160					
								Grand Total \$0 \$810,273,160					
Planned Key Dates IAJR 1/11/2022				Estimated DB Contract Value				Funding Categories					
				Construction \$810,273,160				1 \$35,509,384					
				Design \$0				3 \$296,000,000					
				ROW & Utilities \$0				12 \$478,763,776					
				Estimated DB Contract Total \$810,273,160				Grand Total \$810,273,160					

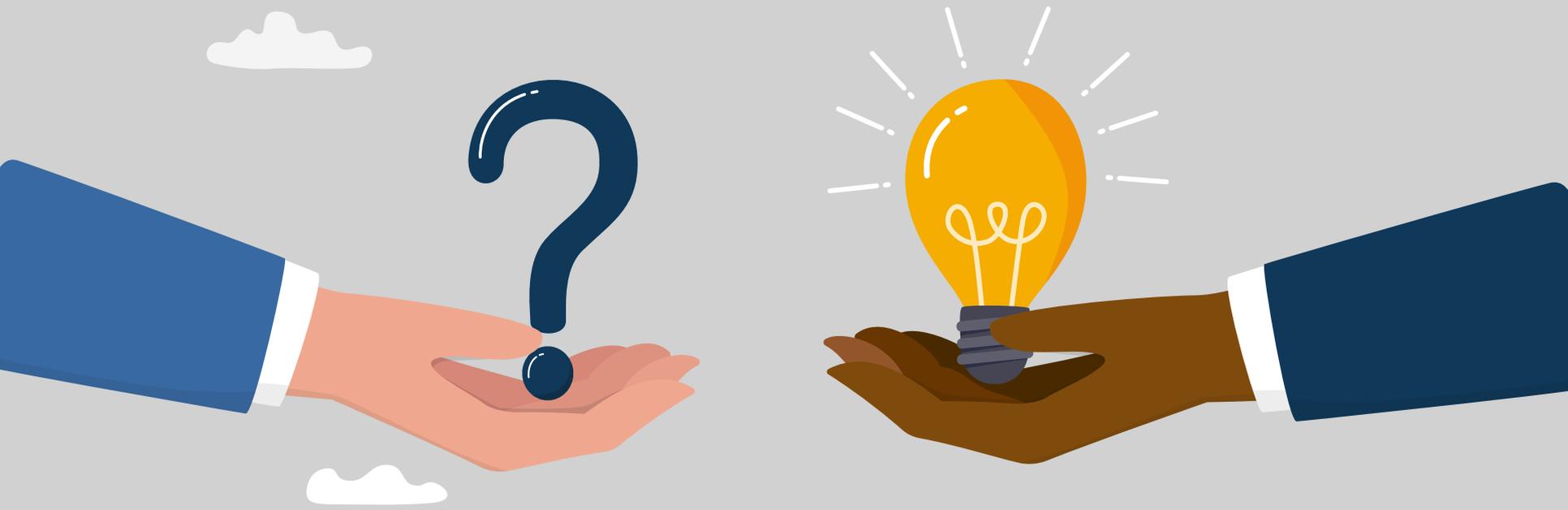


- Reduce and mitigate uncertainty and risk before initiating a procurement
- Increase due-diligence to improve contract documents
  - Confidence of reference information documents
  - Refine scope of work and design build specifications
  - Provide price and schedule certainty during a procurement
- Balance risk allocation





# Questions & Discussion





**HELP**  
**#EndTheStreakTX**  
End the streak of daily deaths on Texas roadways.

**TxDOT.gov** (Keyword: #EndTheStreakTX)



#EndTheStreakTX Toolkit

