

## **ALTERNATIVE WAYS TO DEVELOP AND DELIVER PROJECTS**

### **THE VISION OF DESIGN-BUILD “Low Bid”**

Design-Build (DB) Low Bid provides a more streamlined means for delivery than is presently available in Design-Build Basic. The primary differences between DB Basic and DB Low Bid are the allocation of responsibility and risk, and the award criteria. DB Low Bid places more responsibility on the Agency in regard to quality, environmental permitting and compliance, and third party conflict resolutions. Award of contract is based solely on the responsive Bidder with the lowest bid. The use of DB Low Bid as the delivery method could be limited should the project require significant environmental clearance, right-of-way acquisition needs, or major third party conflict resolution/agreements. DB Low Bid is intended for use on smaller, less complex projects.

DB Low Bid provides flexibility to do more projects with less cost and/or the potential for “fast-tracking” the delivery. DB Low Bid should be easier and less expensive for the Designer, the Contractor/Builder and the Owner.

<b>DB Low Bid</b>
Looks like Design-Bid-Build (DBB) with the addition of some design elements
Utilizes a 15 step project delivery process based on ODOT’s <a href="#">Project Delivery Guide</a> modified to incorporate the additional process needed to contract out a portion of the design with the construction
Project is solicited and advertised as a “Low Bid” project. ODOT contracts with a single entity for a portion of design and for construction
Uses the DBB Standard Specifications and Special Provisions for DB Low Bid
Contract award to the responsive bidder with the lowest bid
Final designs are submitted and “Accepted” by the Agency
Construction Engineering and Inspection (CE&I) is done by the Contractor with Oversight by the Agency
As a general rule, the DB Low Bid approach may be used on projects where design and construction criteria are concise, clearly defined, and innovation or alternatives are not being sought.

## **WHY EXPLORE ALTERNATIVE DELIVERY METHODS?**

DB Basic, CM/GC, and DB Low Bid are not meant to replace DBB. They are offered as alternate procurement tools.

It is envisioned that with these additional tools of project delivery at our disposal, the Agency will have more versatility, flexibility and better control of the project procurement budget and schedule. With these alternatives, decisions can be made for more expeditious means of utilizing the outsource environment for design and construction by assessing the projects in advance of design expenditures.

For some of the less complicated projects, time and money may be saved by contracting a portion of the design with the construction. Although DB Low Bid does not include the same opportunity for innovation as DB Basic, with smaller, less complex projects there are still benefits to having the final design and construction handled under the same contract. This can be done with or without outsourcing the contract administration and inspection.

By utilizing a decision matrix or similar process for project selection in the early planning and scoping of potential future projects, alternate forms of delivery will be considered in determining the most appropriate delivery tool for the project. Considering all project delivery methods early in the planning and scoping process will allow the Regions to determine the most appropriate project delivery method based on the specific needs and risks of the project.

### **Next Steps:**

- Finalize DB Low Bid process and Special Provisions base documents
- Utilize DB Low Bid method to deliver pilot projects
- DB Low Bid established as a main stream tool as an alternative project delivery method