



Design-Build and NEPA in Minnesota

Peter Davich | Design-Build Program Manager

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“Alternative Delivery” at MnDOT

Alternative Delivery (Design-Build and CMGC)

- **25-Year History**

- 1996: First Design-Build project
- 2002: First “modern” Design-Build project
- 2007: Design-Bid-Build Best Value Authority
- 2013: CMGC Authority and first project



- **55 Projects**

- 32 Best Value Design-Build (\$1 - 238 Million)
- 10 Low Bid Design-Build (\$2 – 30 Million)
- 4 “Maximum scope” Design-Build (\$0.5 – 104 Million)
- 8 CMGC (\$40 – 275 Million)
- Typically 4-5 Alternative Delivery projects per year (of roughly 230 total)
(DB limited to 10% of program by NUMBER - CMGC limited to 20 total projects)

Alternative Delivery Staff

- **Central Staff Spread Between Offices**

- Project Management (OPMTS): Peter Davich, Kevin Hagness, *Oversight Engineer*
- Construction (OCIC): Kevin Kosobud
- Bridge: Tony Lesch, *Open Position*

- **MnDOT DB Staff personnel fill multiple functions**

- Program Development
- Project Selection
- District Project Management Assistance
- Project Controls “Gatekeeper”
- Verification Management
- Training

- **Programmatic consultant (GEC) provides experience and ‘horsepower’**

- RFP Writing
- Programmatic studies, PM support, etc
- Preliminary Design
- Project Management Support

DB Proposal Evaluation

Low Bid

- Cost is only goal evaluated
- Most appropriate for projects with low complexity and risk

Best Value

- Contractor's effect on other goals evaluated:
 - Completion speed, maintainability, environmental impact
- Technical score typically given 20-40% as much weight as cost
 - Most appropriate for projects with high complexity or risk

Project Size	Percent of DB Program	Average Bid Vs DOT Estimate	Best Value Percentage
\$0-15 Million	36.3%	+0.40%	50%
\$15-50 Million	27.2%	-4.34%	75%
\$50-250 Million	36.3%	-2.81%	100%

NEPA Lessons Learned

Lessons Learned

- **Keep the NEPA process similar to DBB**
 - Keep DB contractor out of NEPA as much as possible
- **Commit to performance instead of specifics whenever possible**
 - Easier said than done
 - Keep DB staff involved with effort
- **Try to “clear” corridors such that DB teams can use all R/W**
 - If not possible use maps (not words) to communicate which areas are off limits
 - Keep local NEPA/FHWA informed: remind everyone what may change in the future
- **Noise commitments have been very restricting for profile changes in MN**
- **Scoring Criteria are useful for reducing impacts: mention in NEPA**

NEPA Lessons Learned

Project Examples

- **Major river crossing: roadway alignment changed 50' on approach bluff**
 - Within R/W, no categoric impact changes...“just different trees”
 - Re-evaluation needed? (Discussion, but no)
- **Same project: pedestrian trail moved from E to W side of river crossing**
 - Minimal infrastructure on either side of bridge: tied into long trail system
 - Re-evaluation needed? (No)
- **Interstate reconstruction: ATC to widen lane to outside versus inside**
 - Had been discussed in predesign, inside widening was chosen
 - Communication failures
 - Re-evaluation needed? (Yes – messy)
- **TH 610: Lower noise wall height if exceeding NEPA reductions?**

Design-Build Web Resources

Design-Build Resources - MnDOT x +

dot.state.mn.us/designbuild/resources.html

Home About Projects Resources Contacts

Design-Build project information public site: Ask the [Design-Build contact](#) for permanent access.

Resources

Manual and templates

- [Design-Build Manual](#)
- [Design-Build Contract Administration Manual \(Word\)](#)

Forms

- [Request for Clarification - RFQ \(Word\)](#)
- [Request for Clarification - RFP \(Word\)](#)
- [Project Submittal Memorandum \(Word\)](#)
- [Insurance Checklist \(Excel\)](#)

Laws and policies

- [Minnesota Design-Build Law](#)
- [FHWA Design-build Guidance](#)
- [Conflict of Interest \(PDF\)](#)

Helpful links

- [MnDOT bid letting](#)
- [Contracting tools](#)
- [Construction tools](#)
- [FHWA](#)
- [Design-Build Institute of America and regional chapters](#)
- [Design-Build Magazine](#)
- [Delivery Method Selection Workshop](#)

Questions?



Peter Davich

peter.a.davich@state.mn.us

651-366-4233