



# IDOT IPD CMGC/DB/PDB PROGRAM FACT SHEET

## PROGRAM OVERVIEW

The Illinois Department of Transportation (the Department) is launching an innovative project delivery program with new tools to harness innovation and maximize benefit to the transportation network for the people of Illinois. Leveraging the INNOVATIONS FOR TRANSPORTATION INFRASTRUCTURE ACT, the Department is developing processes and policies for the use of innovative project delivery methods such as the Construction Manager/General Contractor (CMGC), Design Build (DB) and Progressive Design Build (PDB) on transportation related projects.

## BACKGROUND

The legislation takes into consideration best industry practices and innovative project delivery tools utilized by DOTs across the US. The resulting legislation gives the Department a broad range of tools to accelerate projects, maximize use of alternative technical concepts, and optimize allocation of risks with private sector partners.

## HOW IT WORKS

The legislation allows the Department to use DB/PDB for \$400M of projects over any Multi-Year Program (MYP). In addition, it allows the Department to deliver up to 2 projects per year using CMGC. Candidate projects will be identified from the IDOT MYP and developed in accordance with CMGC/DB/PDB Program goals currently under development. The Department will use best practices and lessons learned from other states and partner with industry and stakeholders to develop Program goals.

## TIMELINE AND NEXT STEPS

The Department is in the early stages of developing this new CMGC/DB/PDB Program. By spring of this year, 2023, the Department will be distributing the IPD manual for industry feedback. Additionally, outreach activities and training will be conducted to educate and garner feedback from industry stakeholders.

## ANTICIPATED RESULTS



Ensure and maximize optimal financial stewardship of public funds using innovative project delivery methods.



Proactive Diversity and Inclusion program to maximize utilization of DBE firms including matchmaking events, project labor agreements and workforce development programs to ensure robust participation in the construction and professional services opportunities of the Program.



Improve the transportation network by expediting the construction and completion of transportation projects.



Enable proactive interaction with delivery partners to harness private sector innovation early in the project development process.



# IDOT IPD DELIVERY METHODS CONSTRUCTION MANAGER/ GENERAL CONTRACTOR (CMGC)

## CMGC DELIVERY METHOD OVERVIEW

Under CMGC delivery method, the Department separately procures a CMGC contractor and an Engineer of Record (EOR) to work collaboratively during a preconstruction phase to allow for CMGC contractor input into the project design. This enables the CMGC contractor to provide pricing, innovative concepts, constructability reviews, and risk analysis during design development. The CMGC contractor then prepares a Guaranteed Maximum Price (GMP) for the construction based on the resulting collaborative design. Once the Department accepts the GMP and executes a CMGC contract, the CMGC constructs the project.

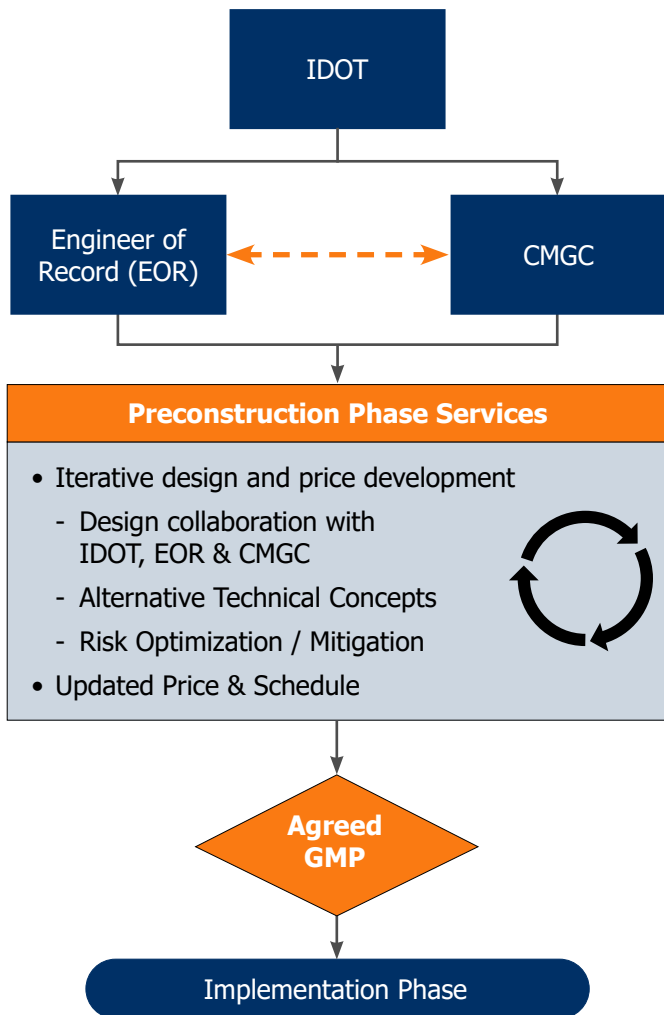
## BENEFITS

Early CMGC contractor involvement:

- Reduces probability of change orders & construction delays
- Improves cost certainty and construction efficiencies
- Allows for risk mitigation / optimization

## CMGC PROJECT DELIVERY PROCESS

- IDOT separately procures an EOR and a CMGC through a qualifications-based selection process
- The EOR and CMGC work collaboratively to iteratively advance the design to a level of completion necessary to develop the GMP
- Once IDOT accepts the GMP, the EOR completes the design and the CMGC commences construction
- IDOT appoints or procures an Owner's Representative to provide construction oversight





# IDOT IPD DELIVERY METHODS

## DESIGN-BUILD (DB)

### DB DELIVERY METHOD OVERVIEW

Design-Build (DB) delivery method allows for a design-builder to perform design and construction concurrently. Prior to soliciting proposals from potential design-builders, the Department will advance the project development and define the technical and commercial requirements to prepare the project for procurement. The Department will then issue a Request for Proposals (RFP) to solicit competitive proposals from industry and select the best-value proposer.

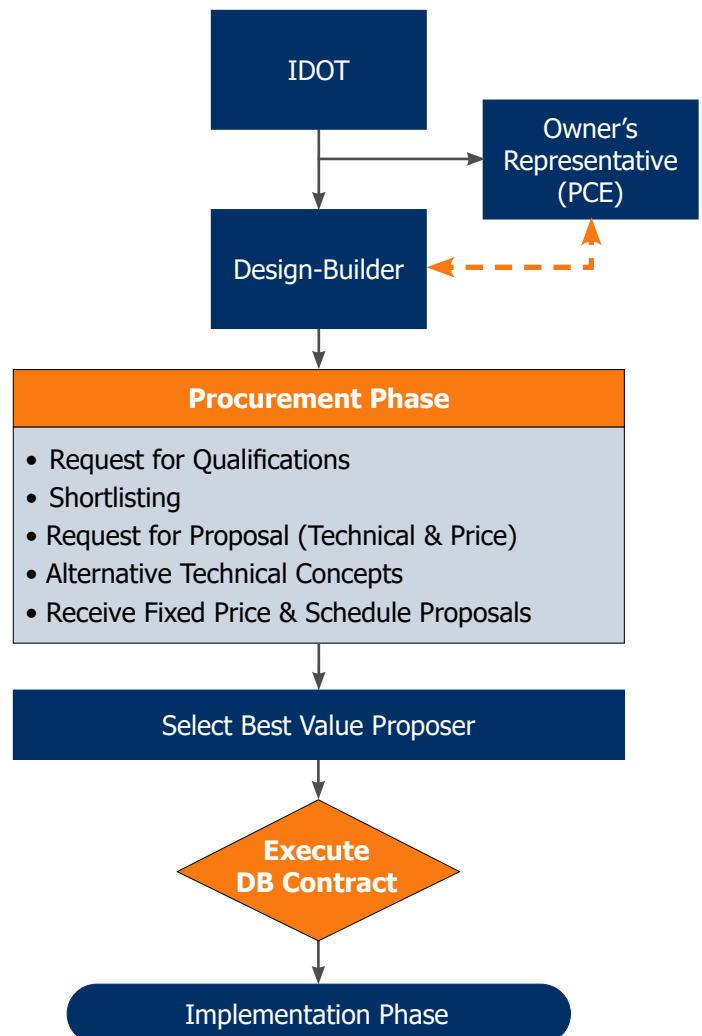
### BENEFITS

Competitive best-value procurement:

- Enables innovation to reduce cost & accelerate delivery
- Enables DB to optimize the design & schedule
- DB Team commits to a fixed price & schedule

### DB PROJECT DELIVERY PROCESS

- IDOT develops the conceptual scope, design, and technical requirements
- DB bidders develop technical approach, price and schedule to complete the design and construction
- IDOT selects Best Value Proposer
- DB Team finalizes the design and begins construction
- IDOT appoints or procures an Owner's Representative to provide construction oversight





# IDOT IPD DELIVERY METHODS PROGRESSIVE DESIGN-BUILD (PDB)



## PDB DELIVERY METHOD OVERVIEW

The Progressive Design-Build (PDB) delivery method employs a “progressive” approach to design-build. The Department and the selected progressive design-build team collaborate to “progress” the design and refine the Project scope to meet Project objectives with the goal of negotiating a mutually agreeable Guaranteed Maximum Price (GMP) for the design and construction work.

## BENEFITS

PDB collaboration with the Department:

- Allows for best value scope and price
- Facilitates PDB tailoring of the design to PDB’s strengths and capabilities
- Allows for pricing when the design is further advanced
- Allows for risk mitigation / optimization

## PDB PROJECT DELIVERY PROCESS

- IDOT separately procures a PCE and PDB team through a qualifications-based selection process
- IDOT and PDB work collaboratively to iteratively advance the design to a level of completion necessary to develop the GMP
- Once IDOT accepts the GMP, the PDB completes the design and commences construction
- IDOT appoints or procures an Owner’s Representative to provide construction oversight services

