



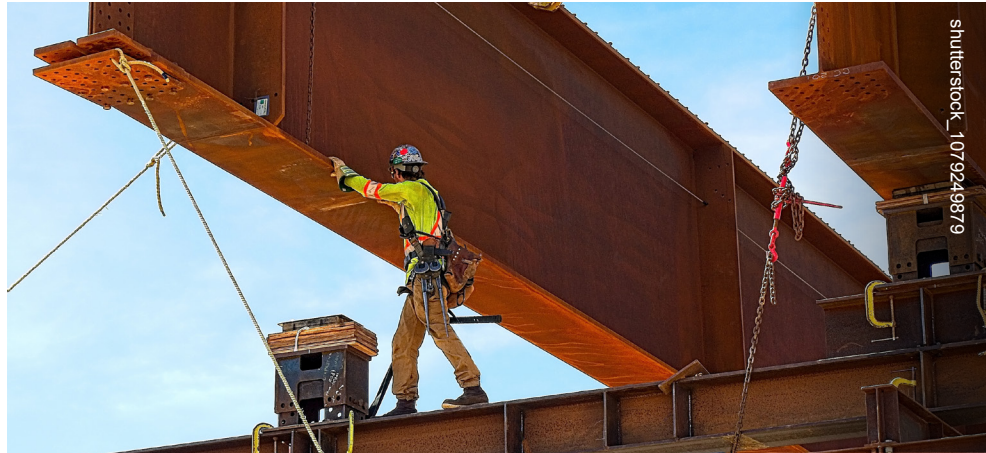
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FHWA's Introduction to Progressive Design-Build



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What is it?

Progressive Design-Build (PDB) is one of several Alternative Contracting Methods (ACMs) available for improving project delivery for use on Federal-aid construction contracts. PDB uses a two-phased qualification-based selection process, requiring the owner agency and PDB Team to progress the design together, toward a final scope, schedule, and budget (GMP or TMP). The method is best used for complex construction projects.

Target Training

The target audience for this training is FHWA Division offices, State DOTs, Local Agencies who are interested in learning about ACM options, specifically PDB, for use on Federal-aid construction projects.

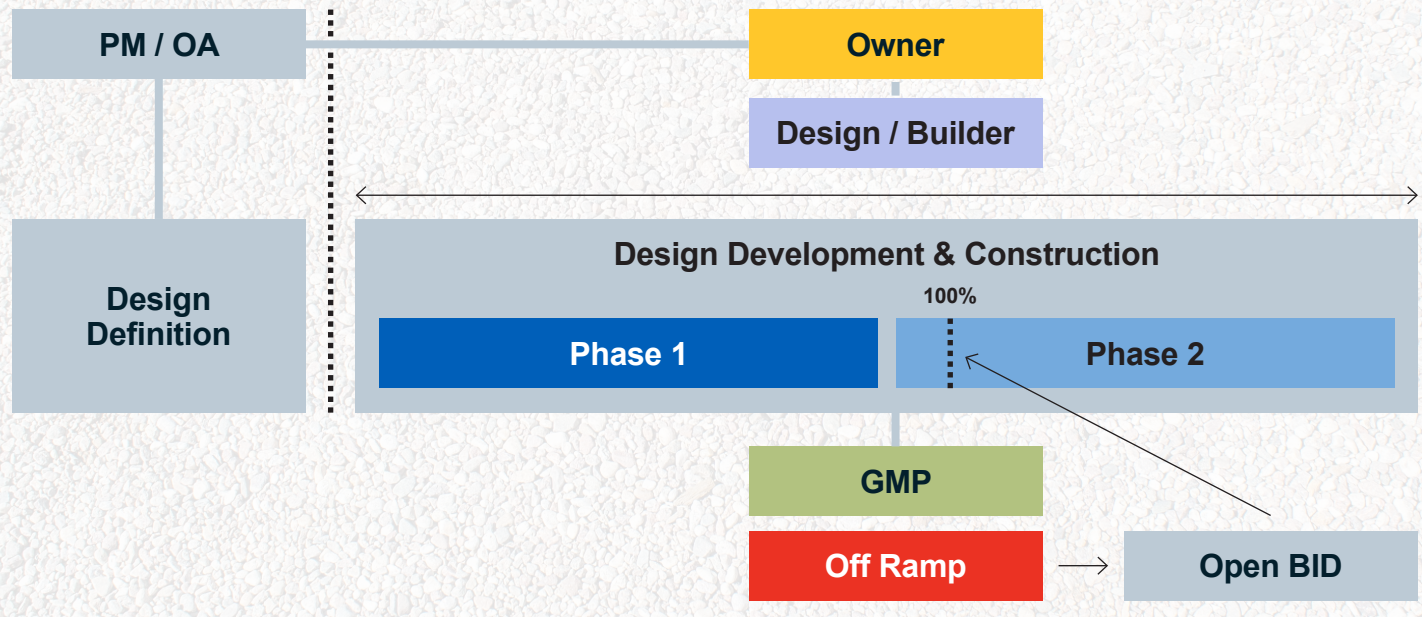
What are the benefits?

PDB is a hybrid delivery method that combines the early contractor involvement benefits of construction manager/ general contractor (CM/GC) with the all-inclusive responsibilities of design-build. Unlike CM/GC, with PDB, the owner has one contract with the PDB Team for the entire project completion. The owner is better able to influence the design and the PDB Team is able to provide constructability and cost feedback to the owner agency as the design develops. This contracting method enables an open dialog and iterative process between the Owner Agency and the PDB Team to refine and decide on the final scope, schedule, and costs of the contract deliverables.

Other PDB Benefits

- Streamlines procurement with a single point of responsibility.
- Refines scope, schedule, and budget as part of the contractual agreement.
- Incorporates owner's desired details.
- Provides transparency of costs to design and construct project.
- Enables the use of early work packages.
- Off-Ramp option available to Owner Agency.

How Does Progressive Design-Build Work?



Design Development & Construction

Phase 1 During Phase 1, the PDB contract is awarded very early in the life of the project, typically before the development of any design elements. Selection is primarily, and often exclusively, based on qualifications. The scope of work includes budget-level design, preconstruction services, preliminary engineering; and scope, schedule, budget refinement, and negotiations. Early work packages may be executed as the Phase 1 work and GMP/TMP negotiations progress. The guaranteed maximum price (GMP)/ targeted maximum price (TMP) negotiations occur at predetermined points in the design process (i.e., 30, 50, 70, 90 percent designs).

Phase 2 Once an agreement is reached, execution of the Phase 2 contract is executed for the agreed upon scope, schedule, and cost, inclusive of any early work packages. If the parties cannot reach agreement on Phase 2 terms, the owner agency may elect to “off-ramp,” similar to the CM/GC process.



Use of the PDB alternative contracting method is permitted under 23CFR Part 636-Design Build Contracting. PDB procurement process which deviate from the requirements of 23CFR Part 636 may require a Special Experimental Project number 14 (SEP-14) work plan and approval. An example where SEP-14 approval may be needed is when the National Environmental Policy Act (NEPA) process has been completed for any portion of the project prior to Phase 1 execution.



Contact Us To Learn More

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