

NCDOT / ACEC-NC / CAGC Alternative Delivery Subcommittee
Meeting Minutes – May 6, 2025

1. Announcements

- a. Retirements (Lamar, Mark) June 1st
- b. ADU Positions
- c. Div 14 Engineer Wesley Grindstaff, PE
- d. Deputy Division Engineer 3 Michelle Howell, PE

2. NCDOT Updates

- a. Emergency Express Design-Build Bridge Packages
 - i. There will be 5 new groups of bridge packages (18-22). Each group will have between 2 and 4 bridges. Waiting on surveys and Geotech now. Expected to be spread out with the first RFP going out the first of June. Maybe end of June for the 2nd and then July for the remaining 3. It's unknown if this will be the last of these packages since the Division is the one determining repair/replacement needs and then that is passed down to ADU.
- b. ATC Response
 - i. Wording will be changed to ATC response #3 in current RFP's to clarify whether resubmittal is needed vs conditionally approved.
 - ii. NCDOT intends to clarify whether a subsequent submittal is required. There will be two options; (1) conditionally approved (2) additional information is required.
 - iii. Schedule challenge was discussed related to having to resubmit ATC's for another Department review.
- c. CPM Provision
 - i. Developed work group to discuss provisions. Focus of recent meetings has been on the DB provision, and specifically the cost-loaded CPM provision. When you have lump sum contracts, cost loaded schedule seems to make the most sense. Plan to send out new provision language to the subcommittee for review for feedback. Some big changes include:
 - 1. Use of interim schedule and timeline to develop the baseline schedule. Current provision requires 60 days to develop baseline schedule. Trying to decouple that requirement from contract. Plan to say baseline schedule needed within 120 days prior to construction starting. Able to use interim schedule prior to using the baseline schedule
 - 2. Cleaned up several definitions. Lot of ambiguity to assess weather impacts. Looked at historical weather across the state.
 - a. Want all bidders to account for 100 days of weather impacts in the schedule. Need to impact a tally of all the weather impacts on a monthly basis. Any impacts over 100 days would warrant a time extension.
 - b. Evaluation of impacts would occur on a yearly basis. Time extension wouldn't come until the end of the project. Always tied to each month and specific construction operation.

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3. Changes to Anticipated Project List

- a. Full list attached at end of minutes
- b. I-5703 – Construction Estimate - \$447M
- c. I-5718 – Construction Estimate - \$2.3M, anticipate advertising in August. Industry event in July. Need to present key terms to CRTPO, need concurrence. Next touch point is in May (working group). June is the official presentation to the board.
- d. I-5719A – Construction Estimate - \$500M
- e. U-5307A – discussions of project possibly going to NCTA. Tolling study still underway, evaluating express lanes and full toll road options. Scheduled to be complete later this month and will report this month to the CAMPO board. All toll option would require legislative approval. AB – 1 DB project, CD – 1 DB project. Draft STIP has all 4 projects going bid-build.
- f. U-5774F – Approximately 1.2 miles.
- g. Cape Fear Memorial Bridge – will probably go to NCTA. Construction estimate - \$977M. Grant is out there with a September 2027 date to receive obligated funds. Ad may come as early as July 2026. Secretary has asked MPO to provide clarification on whether this project should remain in the STIP, by May. Evaluating traditional DB. Given the construction cost the project may have P3 procurement, especially if tolling is recommended. May require legislative changes.

4. AGC

- a. Disclosure of projects with Liquidated Damages in SOQ's and Tech Proposals.
 - i. NCDOT intends to keep disclosure requirements.
- b. Helene update and Schedule for remaining Helene Express Design-Build projects
 - i. Discussed with Emergency Express Design-Build projects.
- c. Tech Proposal Questions before Technical Presentation
 - i. NCDOT will provide questions to teams prior to interview.
- d. Cost escalation
 - i. AGC published data that construction costs have gone up 72%.
 - ii. Plan to schedule a task force to discuss.
- e. Stipend
 - i. Asking for adjustment to methodology. NCDOT is open to the conversation. They are evaluating information from SCDOT.
- f. Size of Projects (Not covered in last meeting)
 - i. Asked for consideration to get projects to a manageable size. Larger projects exclude smaller firms from competition.
- g. Progressive DB Guidelines
 - i. What changes does the Department foresee? NCDOT learning on the fly and building guidelines as they go. 1 PDB has been executed, another is close. Will establish a work group to develop the guidelines. For future Progressive DB projects, NCDOT is considering setting the preconstruction budget and asking teams what they can provide for the available budget.

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5. ACEC
 - a. Design Build Outreach
 - i. NCDOT is interested in engaging more with the Divisions to build support for alternative delivery projects. ADU is still working on the approach with the Divisions.
 - b. Project Incentives
 - i. NCDOT acknowledged there was some internal confusion on this topic. Wiley noted that they haven't had much success with something like this but noted that they feel like if there was something the Department specifically wanted the teams to focus on then it would be addressed in the RFP. NCDOT isn't interested in pursuing this idea.
 - c. Progressive DB Expenses
 - i. NCDOT acknowledged it had been approximately a year since rate caps had been reviewed. It was discussed that hotels were the biggest issue at the moment. NCDOT considering increase to hotel cap.
 - d. RFP Format
 - i. NCDOT acknowledged the value of providing a compare document with track changes. They intend to test this approach on the next DB procurement.
 - e. ICE Role
 - i. ICE roles are not anticipated on traditional DB projects, but ICE will continue to be a part of PDB and CMGC projects moving forward.
 - ii. NCDOT plans to develop future BMPs as they navigate through the current CMGC and PDB projects.
6. Next Meeting August 12th.