

# Design-Build Major - Proponent Presentation Meeting

ORBA Contracts and Documents Subcommittee

Ministry of Transportation

June 25, 2025

Ontario 

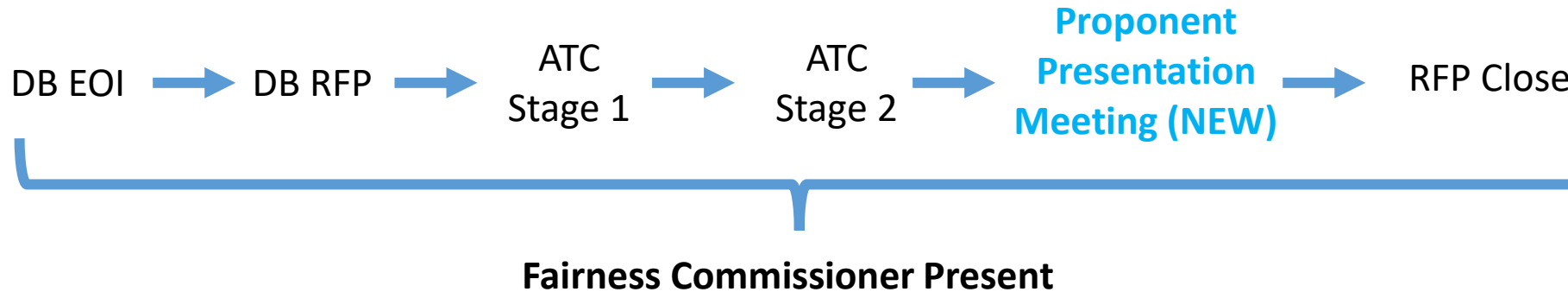
# Background

- Design-Build (DB) Major has been in use by MTO for many years
- DB Major is reserved for larger, more complex projects
- DB Major requires proponents to submit detailed proposals that include design concepts and approaches for a solution to the project key issues.
- The submission of compliant proposals is important to both MTO and industry
- Current options for compliance feedback in DB Major:
  - Bid enquiries
  - Proposal of non-compliant elements via the Alternative Technical Concepts
- There is a risk that proponents could be unaware that their proposal contains non-compliant elements
- Other delivery models use presentation meetings as part of the procurement process (CMGC, P3)

# Background

| Criteria  | DB Minor Type A                   | DB Minor Type B                                       | DB Major                          |
|---|-----------------------------------|---|-----------------------------------|
| Complexity  | Low (<\$10M)                      | Medium (\$5M to \$20M)                                | Medium to High (\$10M to \$100+M) |
| Procurement Process   | 1 Stage RFP<br>Low Bid Compliant  | 2 Stage EOI & RFP<br>Low Bid Compliant                | 2 Stage EOI & RFP<br>Best Value   |
| Procurement Duration (Typical)                                | ~15-18 weeks                      | ~26-30 weeks  | ~36-40 weeks                      |
| Stipend   | No                                | No  | Yes                               |
| RFP Technical Proposal Requirements                           | Description of Technical Solution | Description of Technical Solution w/additional detail | Functional Technical Plans        |
| Opportunity for Innovation / alternative technical approaches | Low                               | Low to Moderate                                       | High                              |

# Proponent Presentation Meeting Description



- **Proponent Presentation Meeting** – proponent leads in presenting the status of their design to the Owner (MTO), as it advances. This meeting allows the Proponent to give the Owner insight that the design is moving in a direction that is compliant with the goals/project requirements identified in the DB RFP.
  - Does not bind Owner or Proponent unless formalized in the DB Contract.

# Proponent Presentation Meeting Description

- Only proposed for use with DB Major
- Pilot on upcoming project (Hwy 11 – Coldwater/Old Barrie Road)
- In-market period will be adjusted to reflect the time required for adjustments to proposals following Proponent Presentation Meeting
- Meeting to include a fairness commissioner, appointed by MTO, to monitor the meeting proceedings to ensure process is followed and that the meeting proceeds in a fair and transparent manner
- Initial presentation topics developed by MTO with allowance for proponent topics to be added
- Presentation materials and attendee list provided in advance for MTO review
- MTO feedback during meeting is not reliant and will not impact the evaluation of the proposal
- MTO may provide oral feedback during the meeting, or ask proponents to submit questions via bid enquiry for formal feedback

# Proponent Presentation Meeting Benefits and Next Steps

## Benefits

- Improves the current DB Major procurement process to reduce the likelihood of submission of non-compliant technical proposals
- Collaboration with industry to achieve better project outcomes
- Leverages success of similar in-market meetings from other delivery models
- Presentation materials will be based on proposal development already underway

## Next Steps

- Finalize RFP language and include in pilot DB Major project
- Following pilot project MTO will share lessons learned with ORBA

# Questions