

City of Raleigh
Transportation &
Engineering Services

Alternative Delivery Industry Day



Raleigh



Agenda

- Purpose of Program
- Progressive Design-Build Overview
- Initial Project Objectives
- Project Details & Scope Considerations
- Tentative Procurement Schedule
- MWBE Goals
- Tentative Evaluation Criteria
- Next Steps
- Q&A
- Networking



Disclaimer

All information shared during the meeting today is for **informational purposes only and is subject to change.**

Final details will be provided in the Request for Qualifications (RFQ) and addenda which will be advertised and distributed at a later date.

Purpose & Background

- Introduce program & project(s), as well as Progressive Design-Build (PDB)
- Review anticipated procurement approach & schedule
- Present preliminary evaluation criteria and MWBE participation goals
- Encourage networking
- Identifying alternative means of project delivery to mitigate risk of schedule and cost impacts is a directive from city management
- Raleigh Water and Parks are actively using Design-Build

Alternative Project Delivery Program

- Evaluating multiple alternative delivery methods
 - Utilizing Progressive Design-Build for the first project
- Applicable across a range of project scopes
 - Initial project targeting gaps in sidewalk connectivity
- Flexible to support diverse funding sources (local, state, federal, grants)
 - Initial project planned to be locally funded
- Expanding delivery options to improve project delivery efficiency

Progressive Design-Build Initial Project Overview

PHASE 1 - Preconstruction

- Scope Clarification
- Design Development
- Utility Coordination
- Permitting
- Real Estate Acquisition
- Guaranteed Maximum Price(GMP) + Negotiation

PHASE 2 - Construction

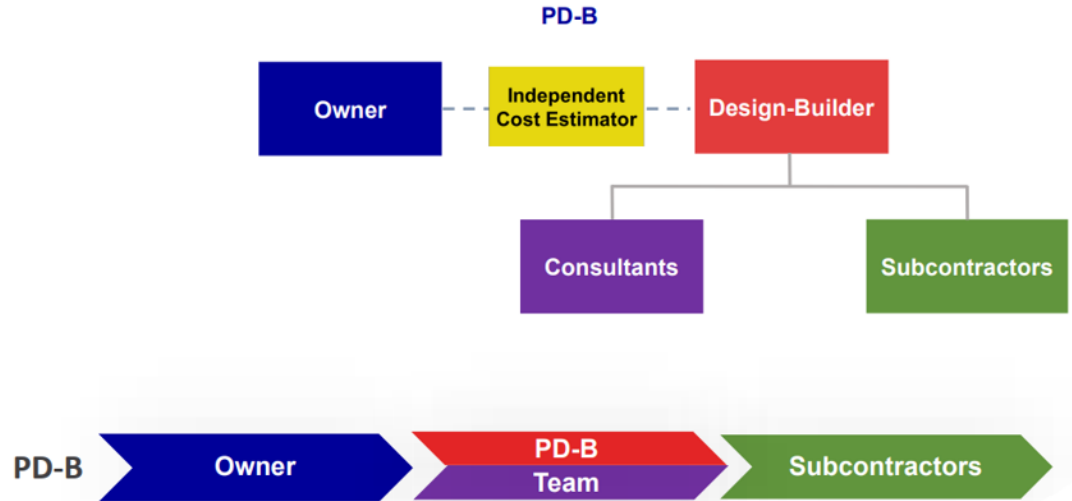
- Utility relocation
- Construction
- After GMP Amendment active

Progressive Design-Build Initial Project Overview

Benefits

- Early Design + Construction Collaboration
- Joint Risk Management
- Cost Transparency

Progressive Design-Build



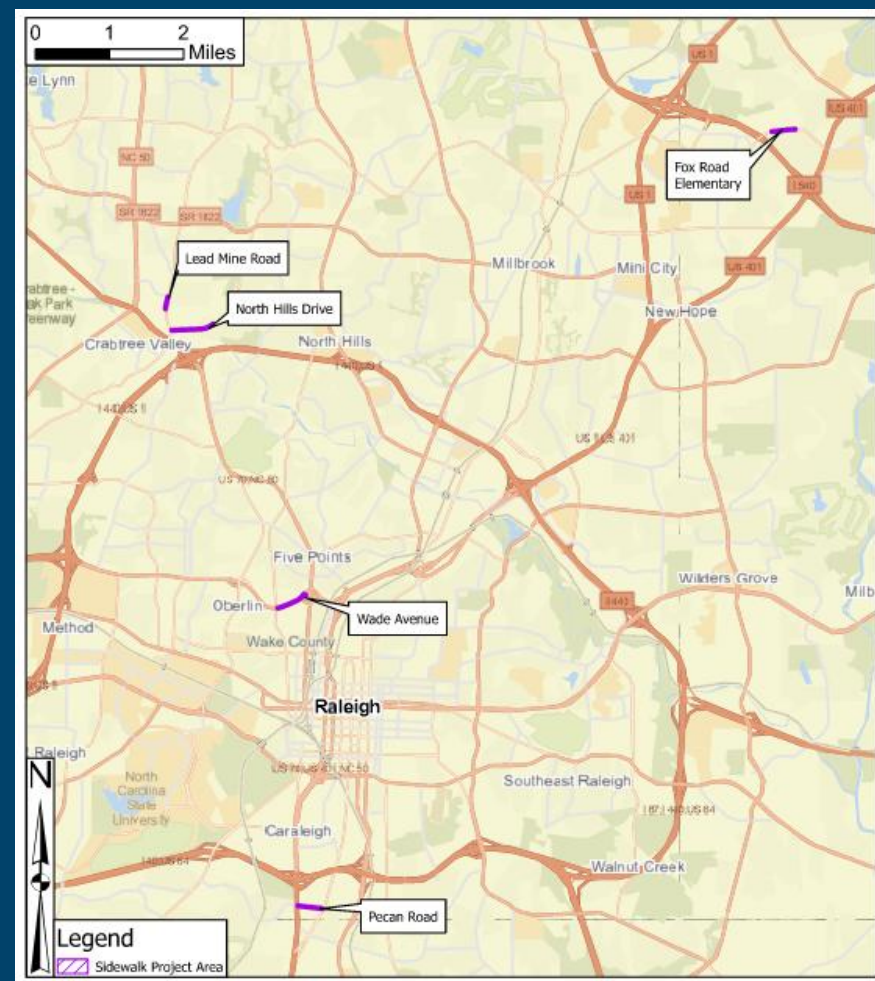
Initial Project Objectives

- Fill in existing sidewalk gaps
- Support multimodal transportation options
- Provide safe routes to school for pedestrians
- Maintain safety while minimizing community impacts
- Deliver within schedule and budget
- Design + Construction Excellence



PROJECT LOCATIONS VICINITY MAP

Site	Length of Sidewalk
Fox Road	1050-ft
Lead Mine Road	750-ft
North Hills Drive	2600-ft
Pecan Road	1000-ft
Wade Avenue	1200-ft



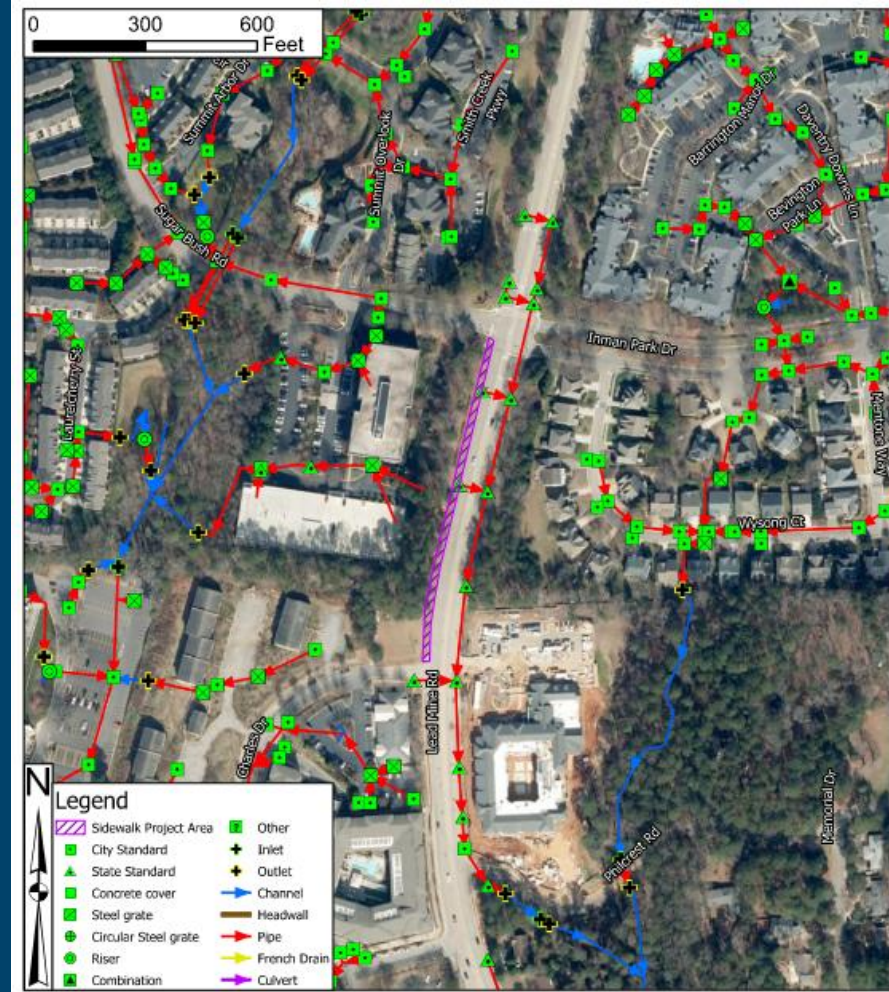
Fox Road

- Construct sidewalk on north side of Fox Road in the vicinity of Fox Road Elementary School between Jeffreys Creek Lane and Beaverwood Drive
- School frontage



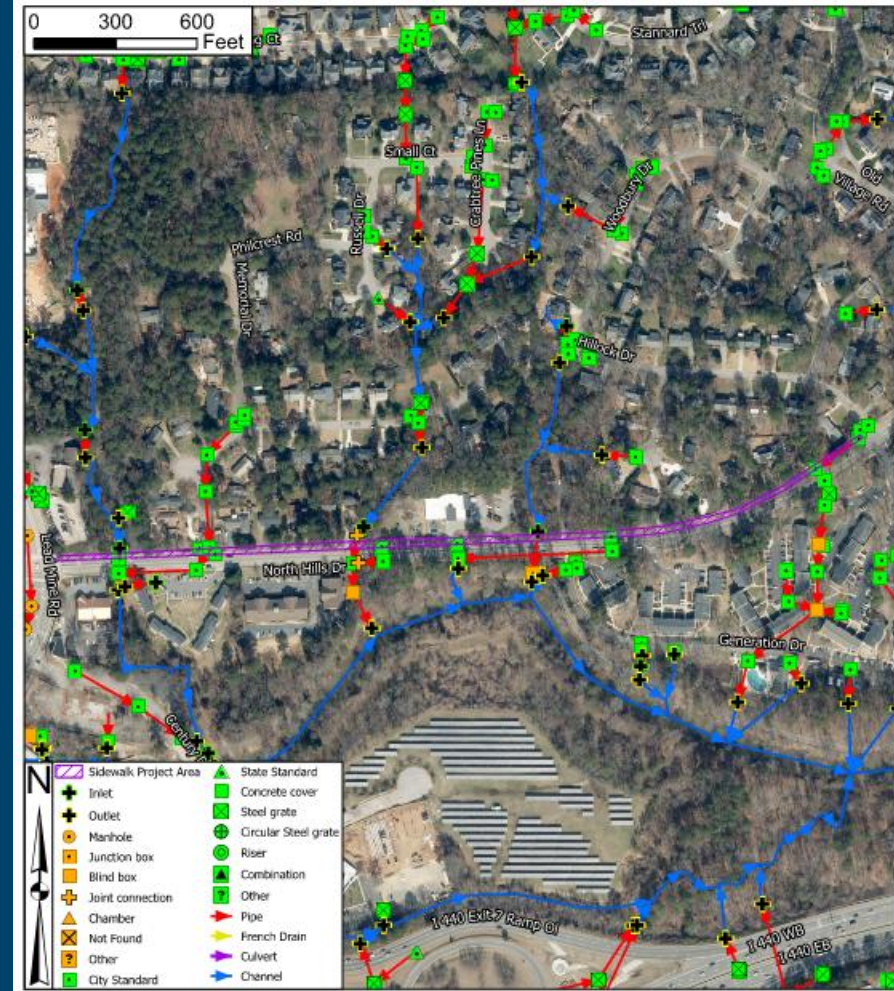
Lead Mine Road

- Construct sidewalk on west side of Lead Mine Road between Charles Drive and Sugar Bush Road
- Commercial area north of Crabtree Mall



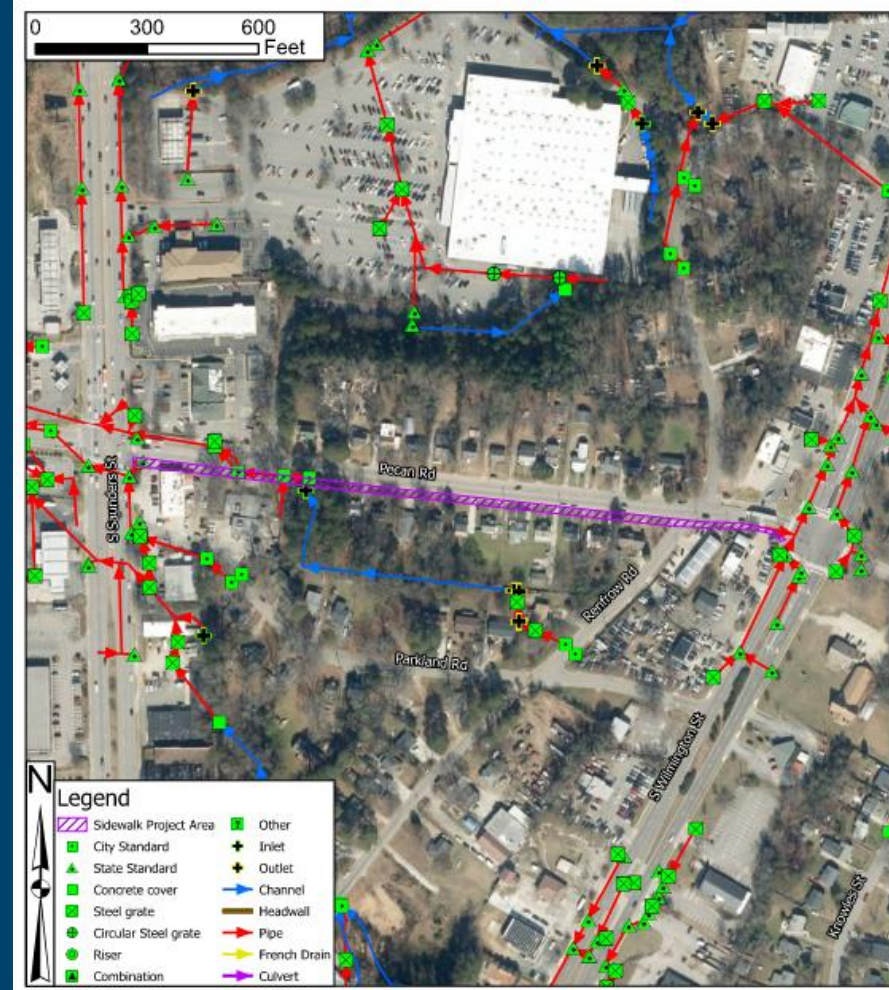
North Hills Drive

- Construct sidewalk on west side of North Hills Drive between Lead Mine Road and Hillock Drive (east)
- Single Family and Multi-family housing



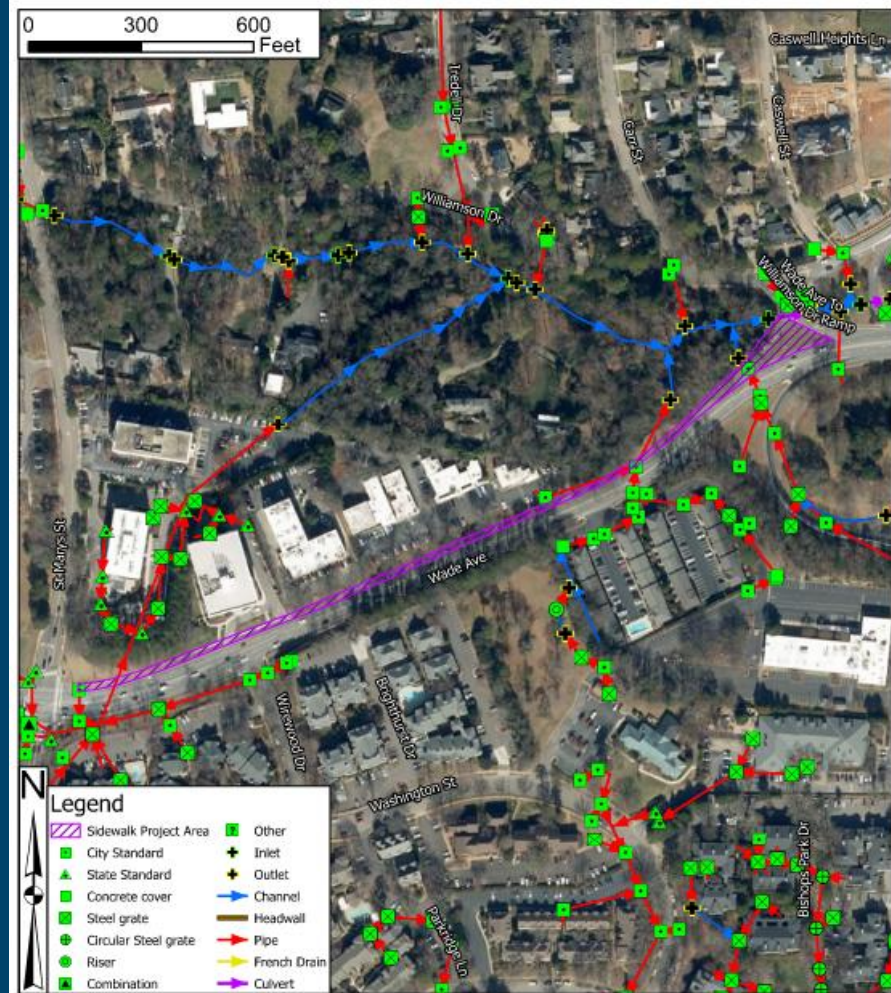
Pecan Road

- Construct sidewalk to fill in sidewalk gaps between existing transit stops and the sidewalks in between South Saunders Street and South Wilmington Street



Wade Avenue

- Complete sidewalk gaps on the north side of Wade Avenue between Saint Mary's Street and Williamson Drive



PROJECT SCOPE – Preconstruction Services

- Design new sidewalk location(s)
- Survey, SUE investigations
- Utility Coordination – multiple providers
- Real Estate Acquisition Support (Tentative)
- Drainage and Stormwater Management
- Signing and Pavement Marking
- Temporary Traffic Control
- Environmental Compliance and Permitting
- Wall design
- Coordination with Various groups within the City

PROJECT SCOPE – Construction Services

- Clearing and Grubbing
- Grading
- Drainage (as needed)
- Sidewalk Installation
- Utility Coordination & Relocation
- Real Estate Acquisition Support (Tentative)
- Stormwater Management
- Signing and Pavement Marking
- Temporary Traffic Control
- Environmental Compliance and Permit Commitments
- Structures (as needed)
- QA/QC with City Oversight
- Traffic Signal Modification

Key Project Considerations

- PDB Delivery + GMP = Real Estate, Utilities, Design developed prior to GMP Off-ramp
- Real Estate Considerations
- Pre-application meeting with Raleigh Planning & Development
- Safe Routes to School Coordination
- Temporary Traffic Control and Safety

Anticipated Procurement Schedule

MILESTONE	ANTICIPATED TIMEFRAME
Issue RFQ + Pre-Proposal Meeting	Q2 2026
SOQ Submissions	Q3 2026
Shortlist	Q3 2026
Interviews (If needed)	Q3 2026
Notice of Selection	Q4 2026

- Anticipated dates, subject to change
- City hopes to award and begin Phase 1 in Q1 2027
- Project Complete within 2 years of NTP

* RFQ – Request for Qualifications

* SOQ – Statement of Qualifications

Potential MWBE Goals

- City aspirational goal of 15% MWBE Participation (initial project)
- No DBE Goals
- City has strong commitment to MWBE inclusion
- City encourages early outreach and teaming
- Support is available from Business Engagement and Opportunities Program (BEOP) for certification and connections

Tentative Evaluation Criteria for SOQ

ITEM	VALUE (100 total pts)
Qualifications & Availability of Team and Key Team Members	20 points
Project Understanding & Approach (Preconstruction & Construction)	30 points
Successful Experience with Relevant Projects	20 points
Risk Management Experience & Approach	10 points
Innovation & Value Added	10 points
MWBE Participation Plan	5 points
Quality & Clarity of Proposal	5 points

- The City is currently weighing the need for a shortlist and interview process
- It is undetermined at this point if the score from the SOQ will carry over into the shortlist interview scoring

Next Steps

- PowerPoint and project maps will be posted by mid-March to all attendees who sign in and fill out the survey
- RFQ will be posted in accordance with the draft schedule
- Monitor City Procurement Pages for RFQ posting
- Submit any questions or comments by March 6, 2026, to Ben Henderson at ben.henderson@raleighnc.gov

Questions

- Visit our team around the room to ask questions
- Please provide your input by scanning this QR Code

