

# I-80 50th Street to I-480 Project CN 22855

Informational Meeting  
1/13/2026

Preliminary  
Subject to Change

# INTRODUCTION – NDOT TEAM



**Kyle Keller, PE**  
NDOT



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American Structurepoint



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American Structurepoint



**William Stringer, PE**  
American Structurepoint



**Ross Irvine**  
Garver

# AGENDA



Overview of the  
Design-Build Process



Scope of Project  
and Project Status



Procurement  
Overview



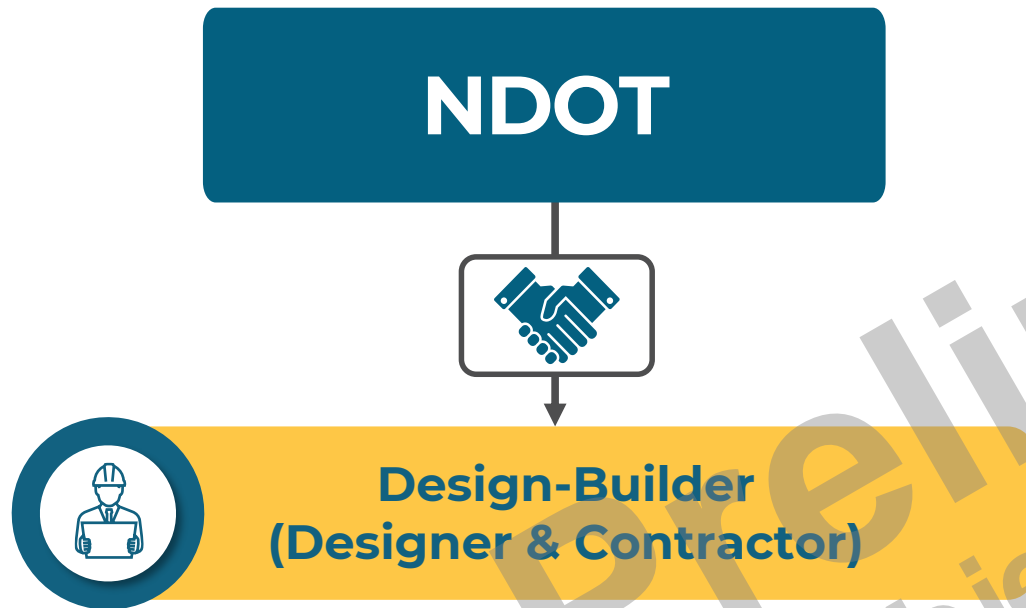
Commercial  
Terms Overview



# OVERVIEW OF THE DESIGN-BUILD PROCESS

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# ONE CONTRACTING ENTITY



- **Single Point Responsibility** – One contract for design and construction
- Less administrative burden with use of one contract



- **The Designer** and **Builder** being one joint entity facilitates:
  - Innovation through Alternative Technical Concepts (ATCs)
  - Rapid problem solving

# EXPEDITED PROJECT DELIVERY

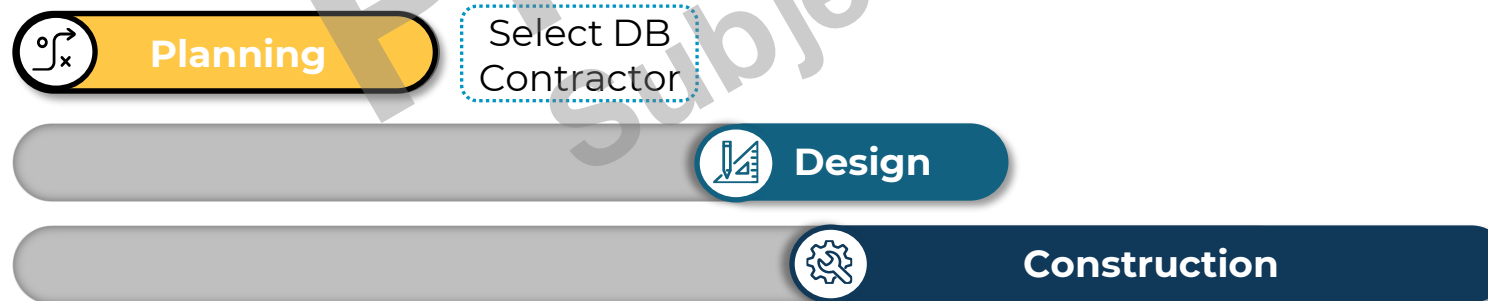
**Design-Build Provides Expedited Project Delivery** by overlapping design, construction, ROW acquisition, and utility adjustments

## Design-Bid-Build



## Design-Build

Design-Builder teams collaborate earlier in project development



# KEY RESPONSIBILITIES

## Design-Builder

- Contract compliance (including meeting project milestones)
- Coordination with Project stakeholders, other contractors, and utility owners
- Design and construction quality control
- Project safety
- Meeting environmental commitments

## NDOT

- Preliminary investigations and utility coordination
- Obtain certain environmental permits and approvals
- Contract administration, including design and construction oversight
  - Design Acceptance
  - Material Acceptance
  - Final Project Acceptance

# FIXED PRICE-LUMP SUM CONTRACT

## Design-Bid-Build

- Contract bid with unit prices for line items
- Monthly payment based on completed measured quantities of line/pay items

## Design-Build

- Contract based on a price for a completed project
- Monthly progress payment based on percent completion of SOV activities
- All material certs will be required prior to payment



# PURPOSE

- ✓ Preserve the transportation asset
- ✓ Improve the reliability of the transportation system
- ✓ Perpetuate the mobility of the traveling public
- ✓ Increase capacity along I-80
- ✓ Operational improvements of the 42<sup>nd</sup> Street Interchange

# WHY DESIGN-BUILD?

Promote collaboration with construction industry during procurement

Early risk allocation and schedule commitment

Streamline the process between **design** and **construction**

Promote innovative solutions for phasing and maintenance of traffic in order to **reduce impacts to the traveling public**

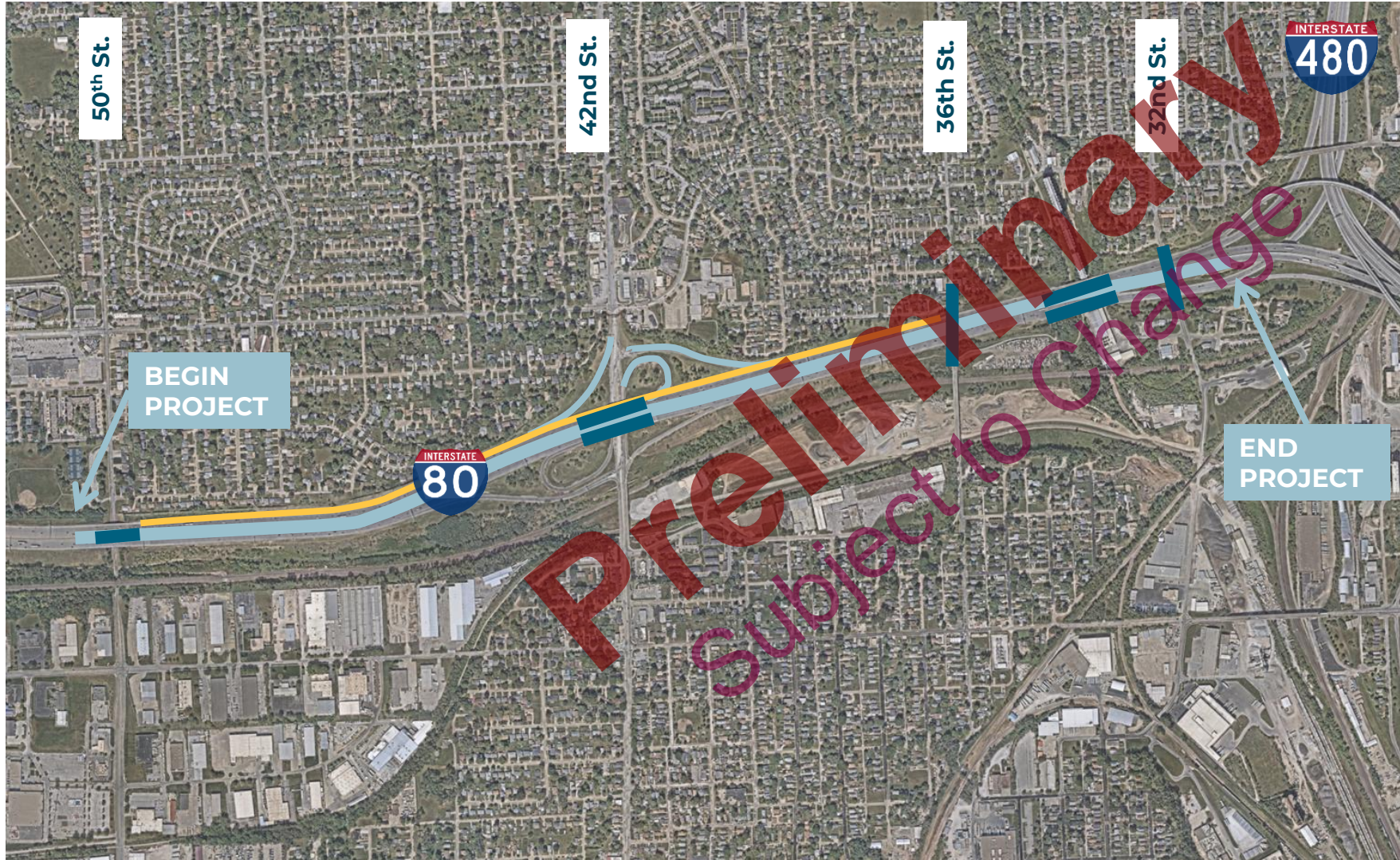


# PROJECT SCOPE AND PROJECT STATUS

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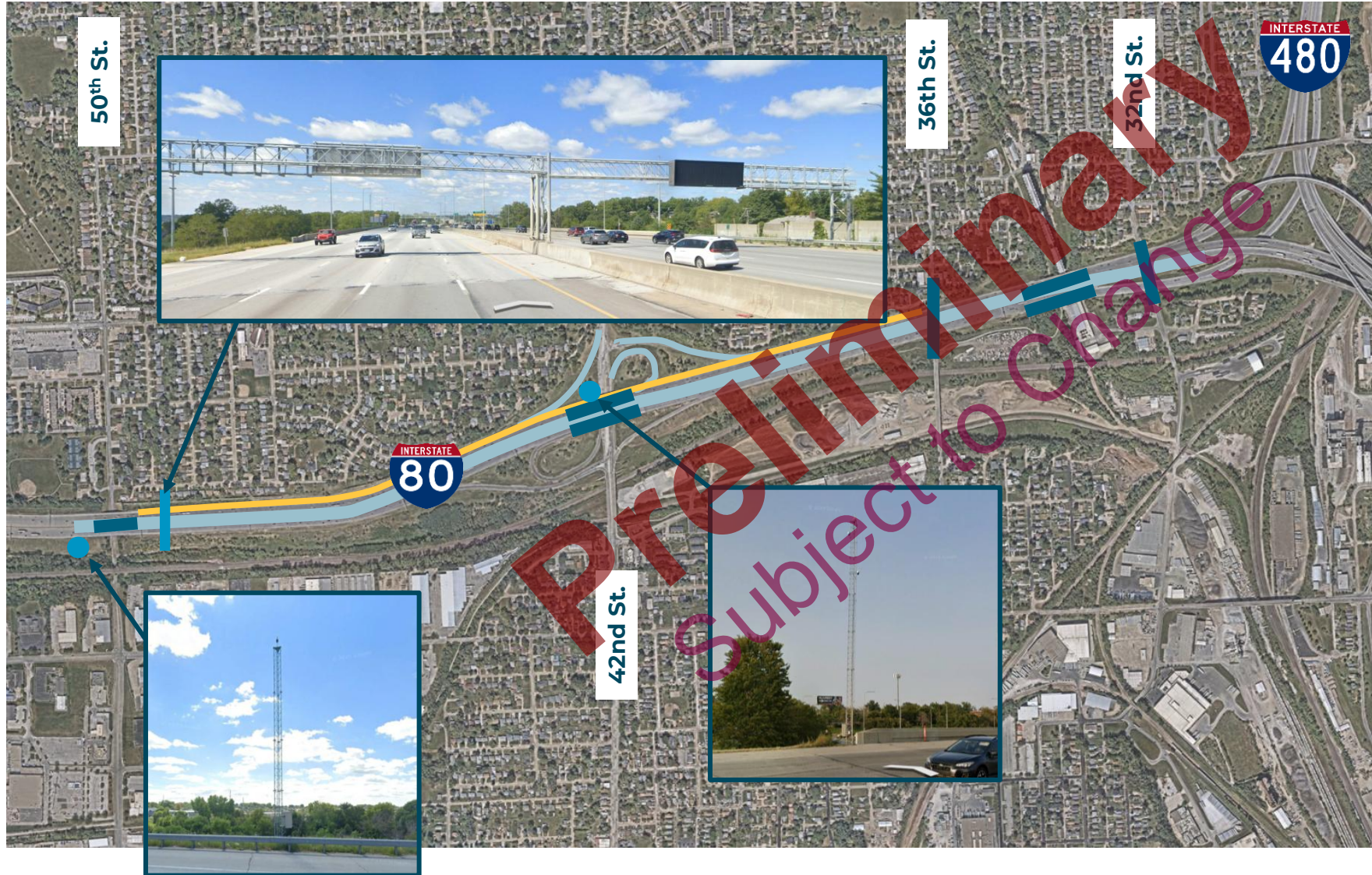
# ANTICIPATED PROJECT SCOPE



- Concrete Pavement Reconstruction I-80 & 42<sup>nd</sup> Street Ramps
- Added Westbound Lane on I-80 50th Street to 36th Street
- New Bridge Decks, Widening, and Surface Treatments
- No Right-of-Way Acquisition
- Ramp & Bridge Closures
- Overhead Signing
- Roadway Lighting and ITS



# ITS FACILITIES



- DMS Boards
- Camera Towers



# ENVIRONMENTAL CONSIDERATIONS



- Unassigned CE
- Full NEPA Assignment anticipated in February 2026
- Historic Silos
- Waters of the US
- Noise Walls



# UTILITY OWNERS



AT&T



LUMEN<sup>®</sup>



METROPOLITAN  
UTILITIES DISTRICT



*Omaha Public Power District*



verizon

NEBRASKA

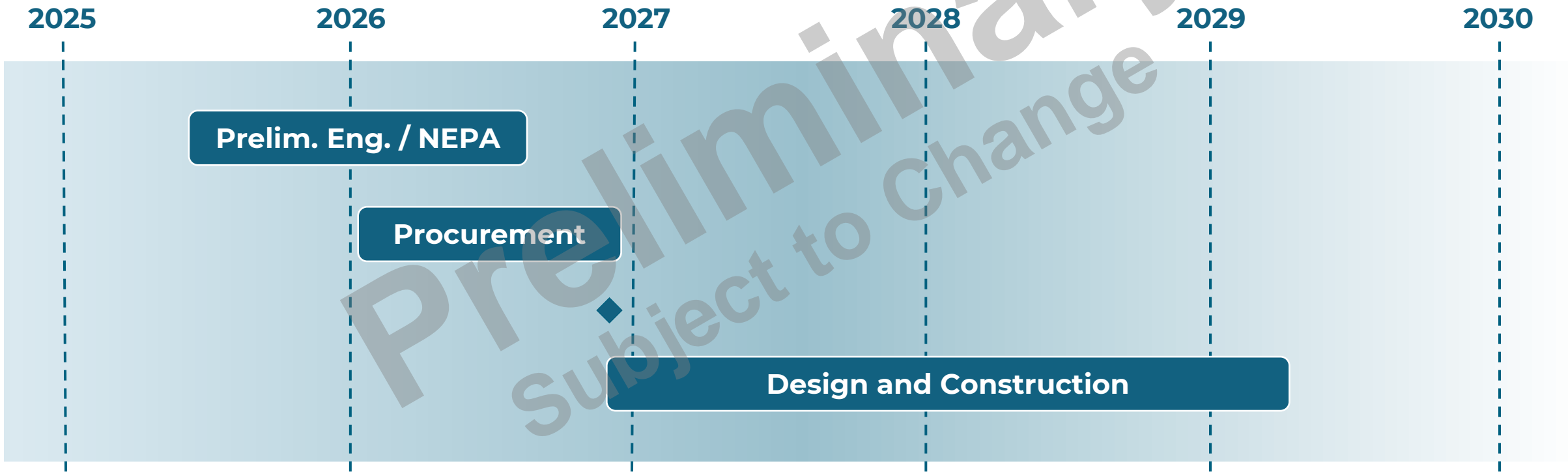
Good Life. Great Journey.

# PROJECT STAKEHOLDERS





# PRELIMINARY SCHEDULE



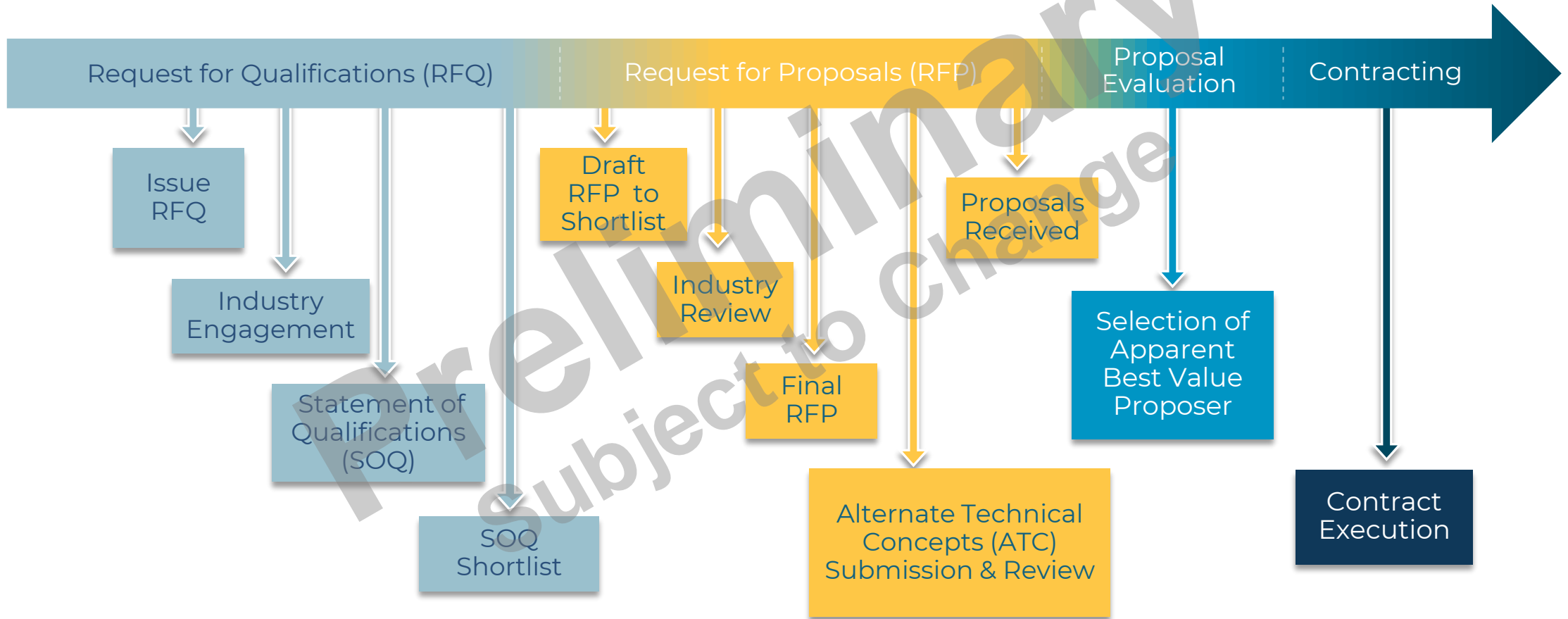
◆ Contract Execution



# PROCUREMENT OVERVIEW

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# PROCUREMENT TIMELINE



# PROCUREMENT SCHEDULE

Activity	Anticipated Date
Issue RFQ	January 30, 2026
SOQ Due Date	March 3, 2026
Announce Shortlist	March 31, 2026
Issue Draft RFP	April 9, 2026
Issue Final RFP	June 2026
ATCs Due	July 2026
Proposals Due	September 2026
Selection of Apparent Best Value Proposer	November 2026
Contract Execution	November 2026

# PROJECT GOALS

- ✓ Minimize impacts to the travelling public during construction
- ✓ Prioritize the safety of the workers and the public during construction
- ✓ Provide schedule and budget certainty while meeting quality standards
- ✓ Maintain good public relations during construction

# RFQ OVERVIEW

## Communication Protocol

## Prohibited Firms

- American Structurepoint, Inc.
- Garver, LLC
- Olsson, Inc.
- HDR, Inc.

## DBE/OJT Requirements

- DBE goal expected to be between 0 and 5%
- Proposer to comply with NDOT's Training Special Provisions including meeting contractor specific OJT goals assigned by NDOT

## Bonding

- Letter stating Proposer can obtain bond in anticipated amount of **\$75 million**

# KEY PERSONNEL

## Category A

- Project Manager
- Construction Manager
- Design Manager
- Structural Manager
- Traffic Control Implementation Manager

## Category B

- Quality Manager
- Safety Manager
- Environmental Compliance Manager

# RFQ PROCESS



- Pass/Fail and Responsiveness Check
- Evaluation and Scoring



# SOQ SUBMITTAL REQUIREMENTS

## Pass/Fail Review

- **Part A** – Transmittal Letter and Attachments
- **Part B** – Legal Structure
- **Part C** – Financial Capacity
- **Part D** – Safety Program
- **Part E** – Key Personnel (Category B)

# SOQ SUBMITTAL REQUIREMENTS

## SOQ Evaluation and Scoring

- **Part F** - Firm Experience and Past Performance
- **Part G** - Team Organization and Key Personnel\* Experience
- **Part H** - Project Understanding and Approach

\* Key Personnel – Category A

# EVALUATION AND SCORING



**Part F** - Firm Experience  
and Performance (35%)



**Part G** - Team  
Organization and  
Key Personnel A  
Experience (45%)



**Part H** - Project  
Understanding and  
Approach (20%)

# RFQ SHORTLIST

- NDOT will shortlist up to **three Proposers**
- Upon completion of the evaluation, scoring, and short-listing process, **NDOT will notify Proposers of the results and publish the list** on its design-build website

# NEXT STEPS AFTER SHORTLISTING

- Communication Protocol and Use of Portal
- RIDs
- One-on-One Meetings
- ATCs
- Stipends
  - \$150,000 for unsuccessful proposers
- Co-location Expectations

# ABVP SELECTION

- Apparent Best Value Proposer (ABVP) Selection
  - Price (80%)
  - SOQ / Technical Proposal (20%)

Preliminary  
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# COMMERCIAL TERMS OVERVIEW

Preliminary  
Subject to change

# COMMERCIAL TERMS OVERVIEW

- **NOTE:** All information is subject to change. Please consult the RFP for the most up to date information.
- Organization of the Design Build Agreement (DBA)
  - **DBA** – Modified NDOT Standard Specifications – Technical Provisions
    - Modified Standard Specifications – NDOT's 100 Series, as modified for Design-Build.
    - Technical Provisions – Instructions on Design/Construction Requirements.



# COMMERCIAL TERMS OVERVIEW

- **NTP1** – As soon as feasible after Design-Builder Selection, and once the Design Quality Management Plan, Bonding, and Insurance requirements are met, NTP1 will be issued. Payment will be made pursuant to Progress Payments based on a SOV.
- NDOT anticipates additional NTPs to be issued as the Project progresses. Requirements for these additional NTPs will be described in the RFP.

# COMMERCIAL TERMS OVERVIEW

## Construction Progress Payments

- Paid according to a Schedule of Values that will be tracked and approved through AASHTOWare.

## Value Engineering

- NO Value Engineering Proposals will be accepted after the ATC process.

## Insurance Requirements

- Standard NDOT requirements plus Professional Liability for Design Work

# COMMERCIAL TERMS OVERVIEW

- Design-Builder Responsible Maintenance During Construction
  - Within the Project limits, **the Design-Builder shall be responsible for the following during Construction:**
    - ✓ Mowing
    - ✓ In-Construction Season Guardrail repair
    - ✓ Signs, including Detour Signing
    - ✓ Detour Routes, if required
    - ✓ Stormwater
    - ✓ Litter Control
- Performance Incentives
  - **Paid in addition to the Lump Sum**
  - **Concrete Smoothness** – Per NDOT Special Provision

# COMMERCIAL TERMS OVERVIEW

- Non-compliant and Non-conforming Work
  - Non-Conforming Work will be replaced at the Design-Builder's cost, or accepted by NDOT at NDOT's sole discretion.
  - Non-Compliant Work will result in Monthly Progress Payments being held until remedied.
- Change Orders
  - **Permitted for three categories**
    - ☑ NDOT-Directed Changes
    - ☑ Third-Party Actions
    - ☑ Differing Site Conditions

# COMMERCIAL TERMS OVERVIEW

## Material Acceptance

- Standard NDOT Process

## LDs

- Lane closures outside the approved limitations of operations
- Project Completion

## Closeout Process

- Substantial Completion
- Final Acceptance

# OPEN DISCUSSION