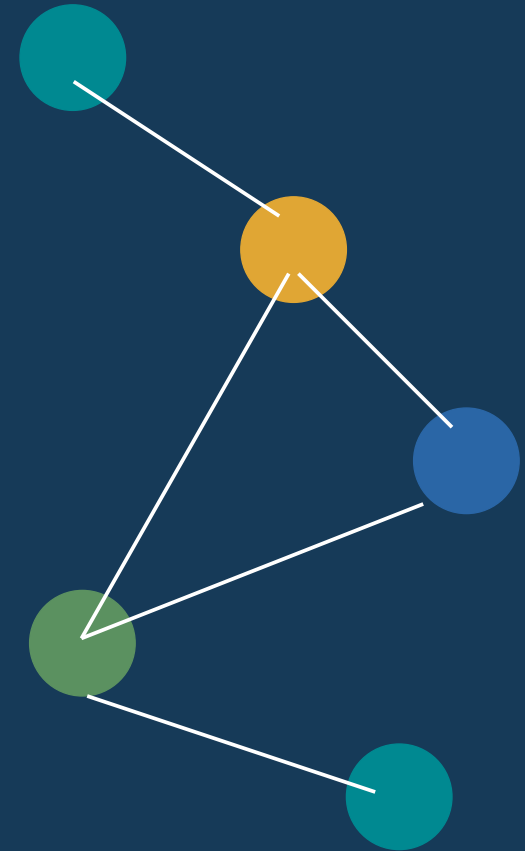


Alternative Delivery Methods

A practical look at procurement, project delivery, and financing decisions

School of Government Finance

October 29, 2026



Today's roadmap

01 **Alternative Delivery Methods Overview**

02 St. Pete Case Study

03 Hillsborough Case Study

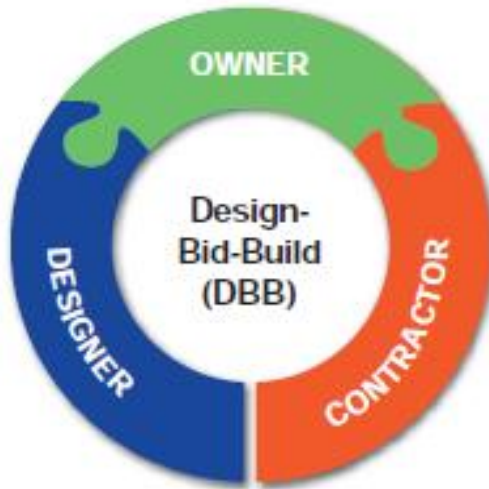
04 Peace River Case Study

05 Resources

Alternative delivery methods

DESIGN-BID-BUILD

Traditional baseline

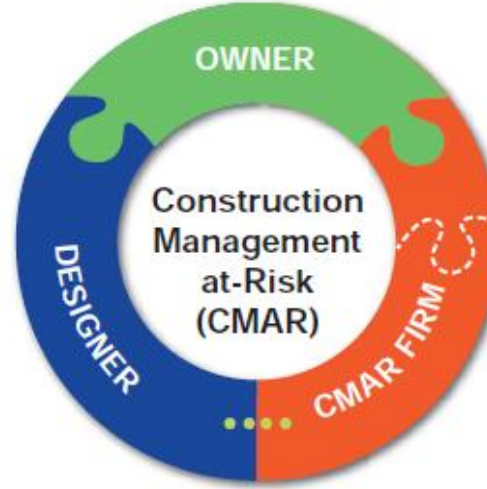


Who contracts with whom?

DBB keeps design and construction contracts separate.

CMAR

Early contractor collaboration

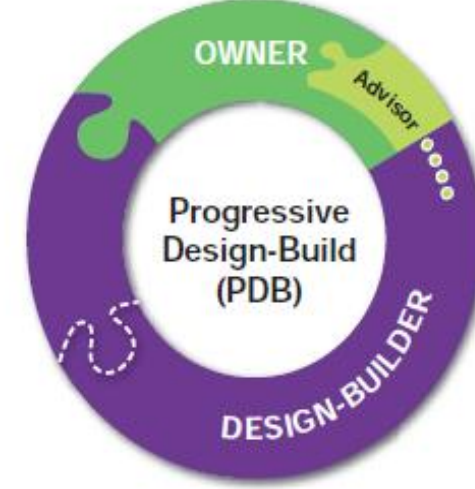


When does the builder join?

CMAR is typically procured during design, around 30%.

PROGRESSIVE DESIGN-BUILD

One team • one point of accountability



What changes for the owner?

PDB creates one contract and one point of accountability.

Why alternative delivery methods?

01

COLLABORATE

Early collaboration

Owners, designers, and contractors surface critical-path, budget, coordination, and innovation opportunities earlier.

02

ACCELERATE

Faster project completion

Design and construction efforts can overlap, accelerating schedules.

WCDA estimate: ~30% faster

03

VALIDATE

Transparent costs

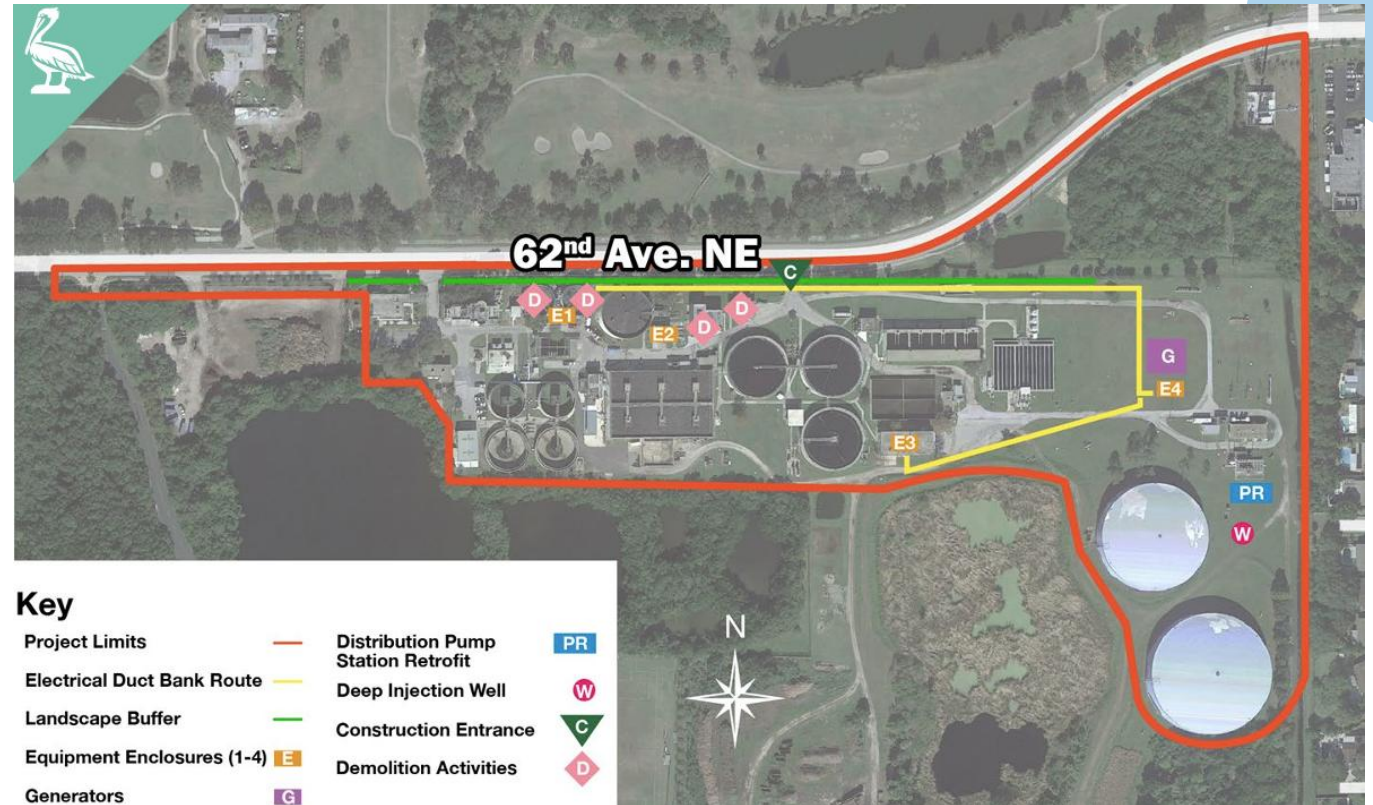
Open-book estimating helps refine cost, reduce uncertainty, change orders, and surprises.

City of St. Petersburg Case Study: NEWRF Electrical and Site Improvements

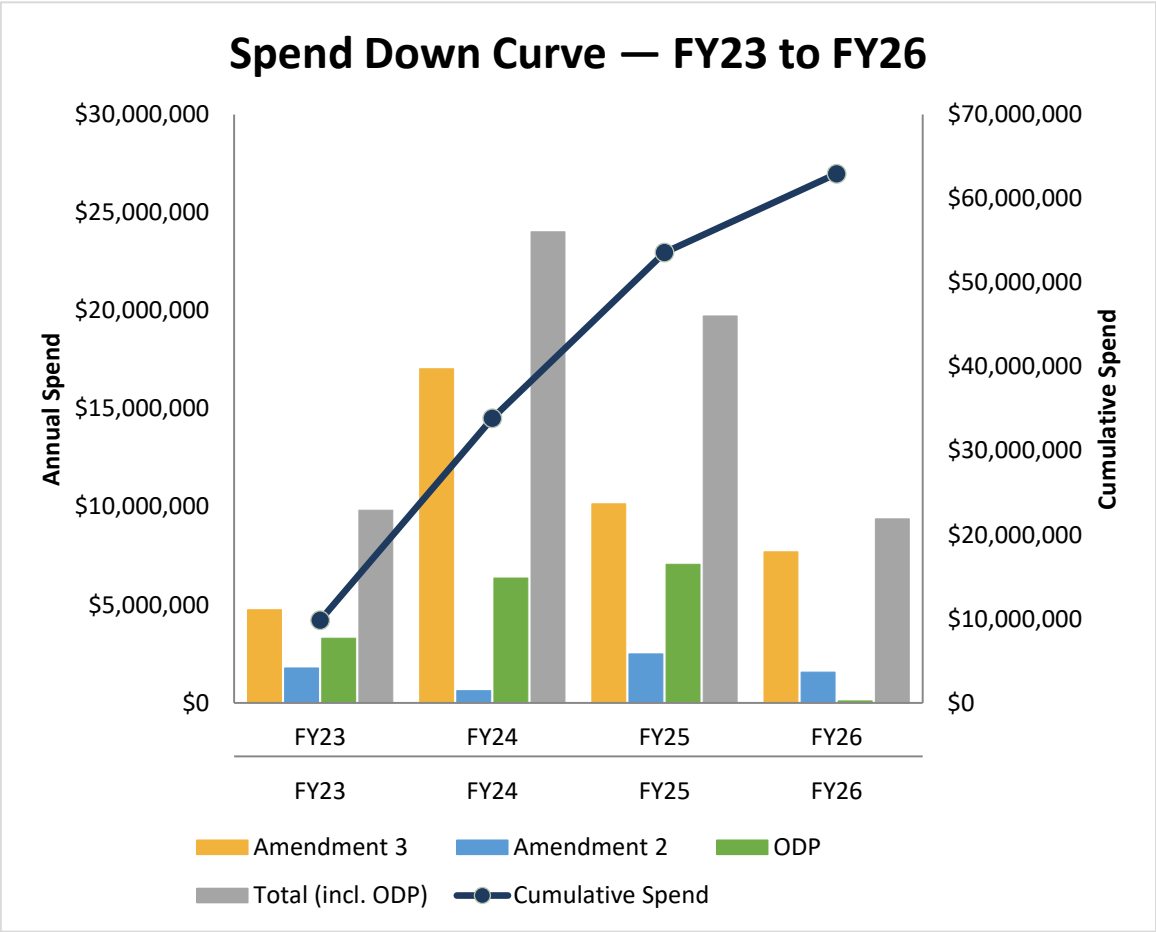
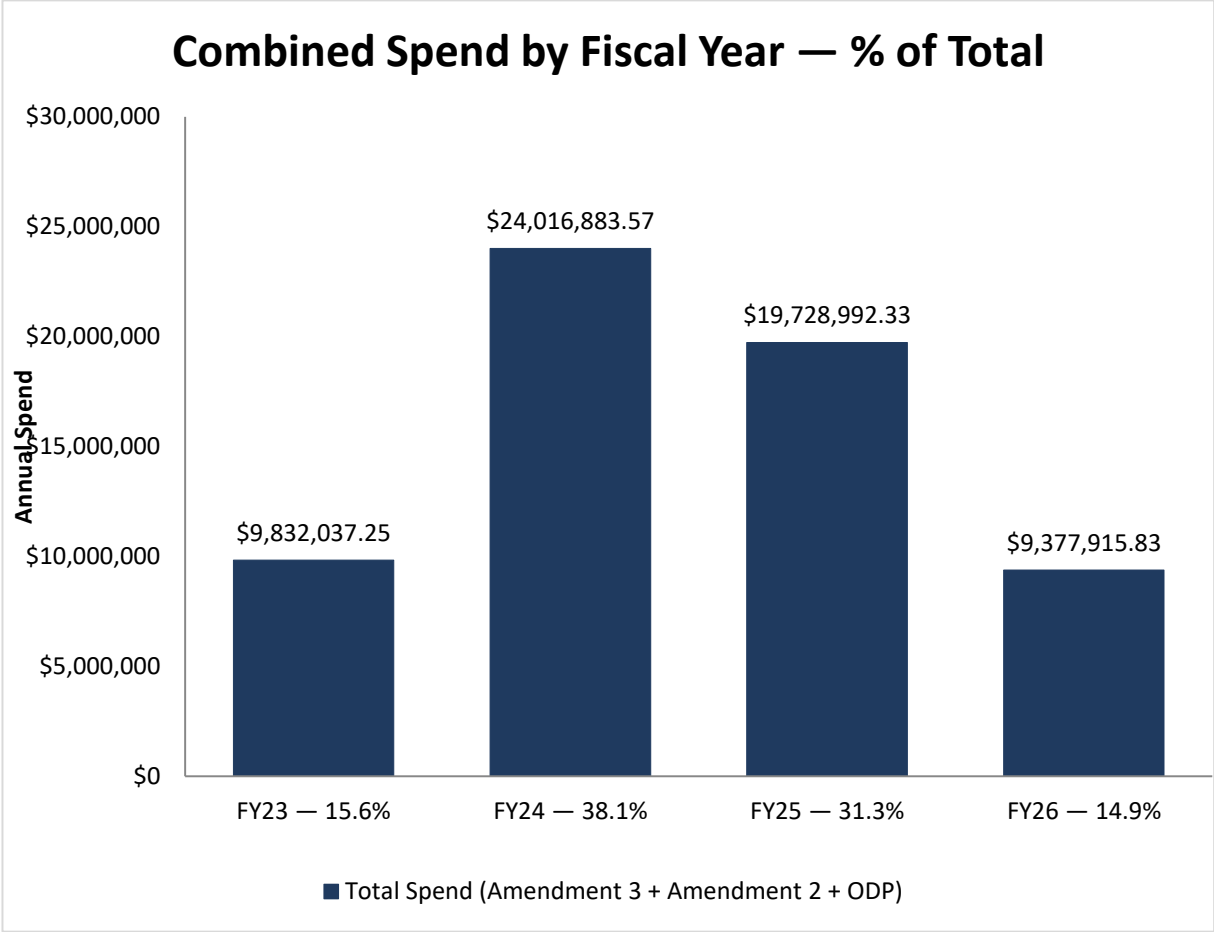
1. New electrical distribution system
2. New elevated emergency generators
3. New distribution pump station
4. New injection well for reclaimed water disposal

CMAR Collaborative Delivery

Total Project Value = \$65.6M



City of St. Pete Case Study: Spending Curve



Hillsborough County Case Study: One Water Program Overview

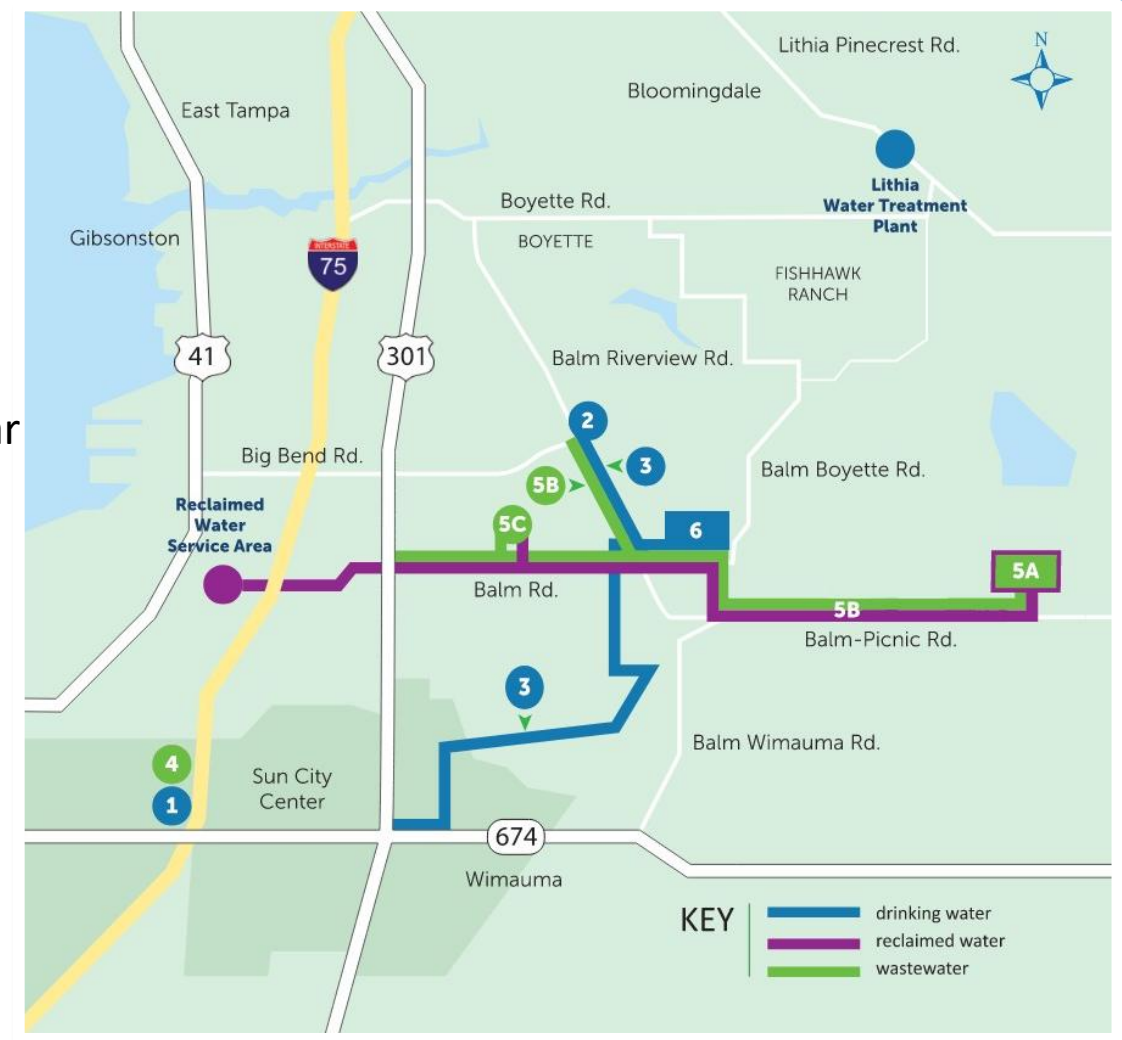
Completed Projects

1. South County Potable Water Repump Station Expansion
2. Potable Water In-Line Booster Pump Station
3. South County Drinking Water Transmission Main
4. South County Advanced Wastewater Treatment Facility Modular Expansion

Active Projects

5. South Wastewater Conveyance and Treatment Project (PDB)
6. South County Drinking Water Facility (CMAR)

Total Program Value = \$1.7 Billion

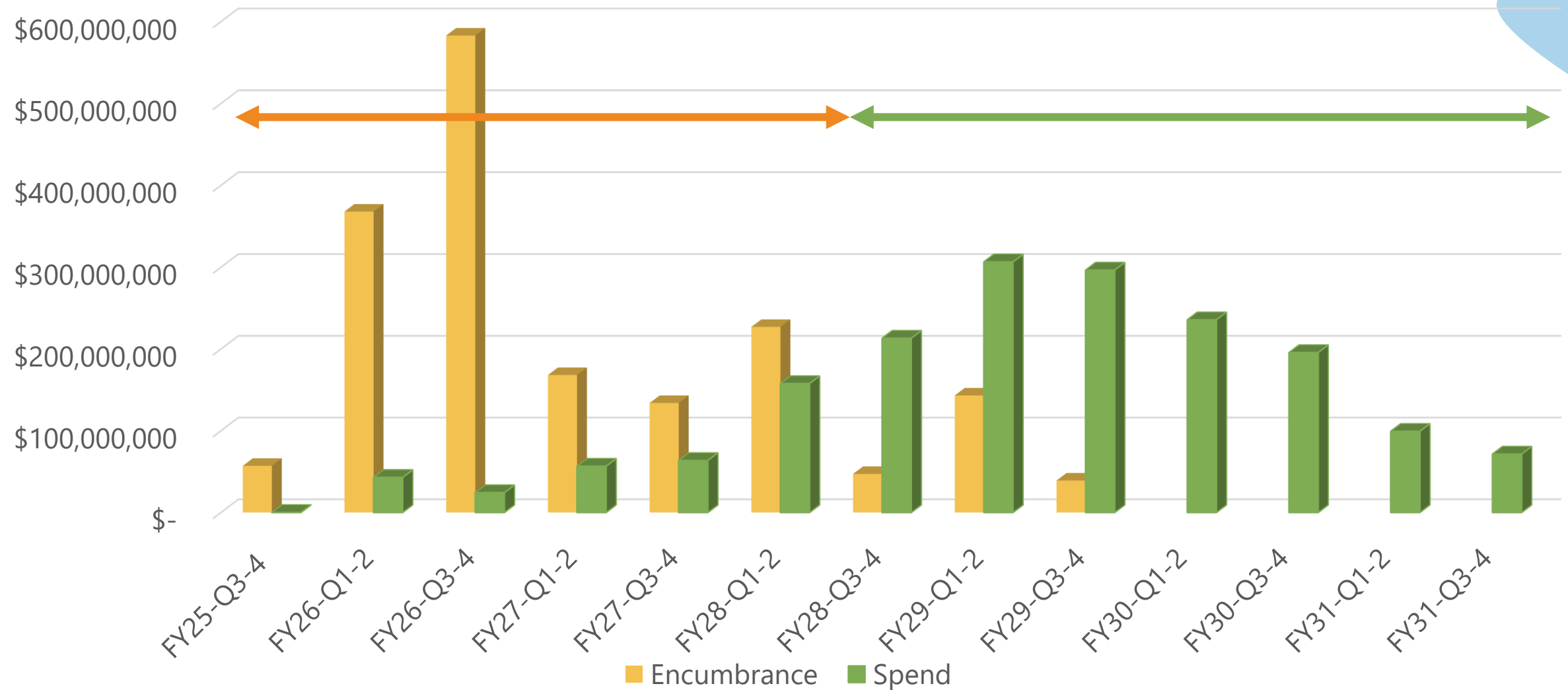


Hillsborough County Case Study: South Wastewater Conveyance and Treatment

- Progressive Design-Build Project consists of three components:
 - One Water Campus Advanced Wastewater Treatment Facility
 - Balm Road Super Lift Station
 - Wastewater and Reclaimed Water Pipelines
- Largest capital improvement project in the County's history, with an estimated project cost of **\$1.1B**
- Design and Construction **in Progress**
- Initial construction will be complete in 2028
- Full construction will be completed in 2030



Hillsborough County Case Study: Funding Challenge



Peace River Case Study: SWSEP

9 BG

Reservoir capacity

\$885M

Projected cost

\$161M

Grants

24 MGD

Treatment facility

Procurement considerations

1

SCHEDULE

Member demand + project delivery window

2

PERMITTING

Wetlands, environmental impacts, changing requirements

3

COST

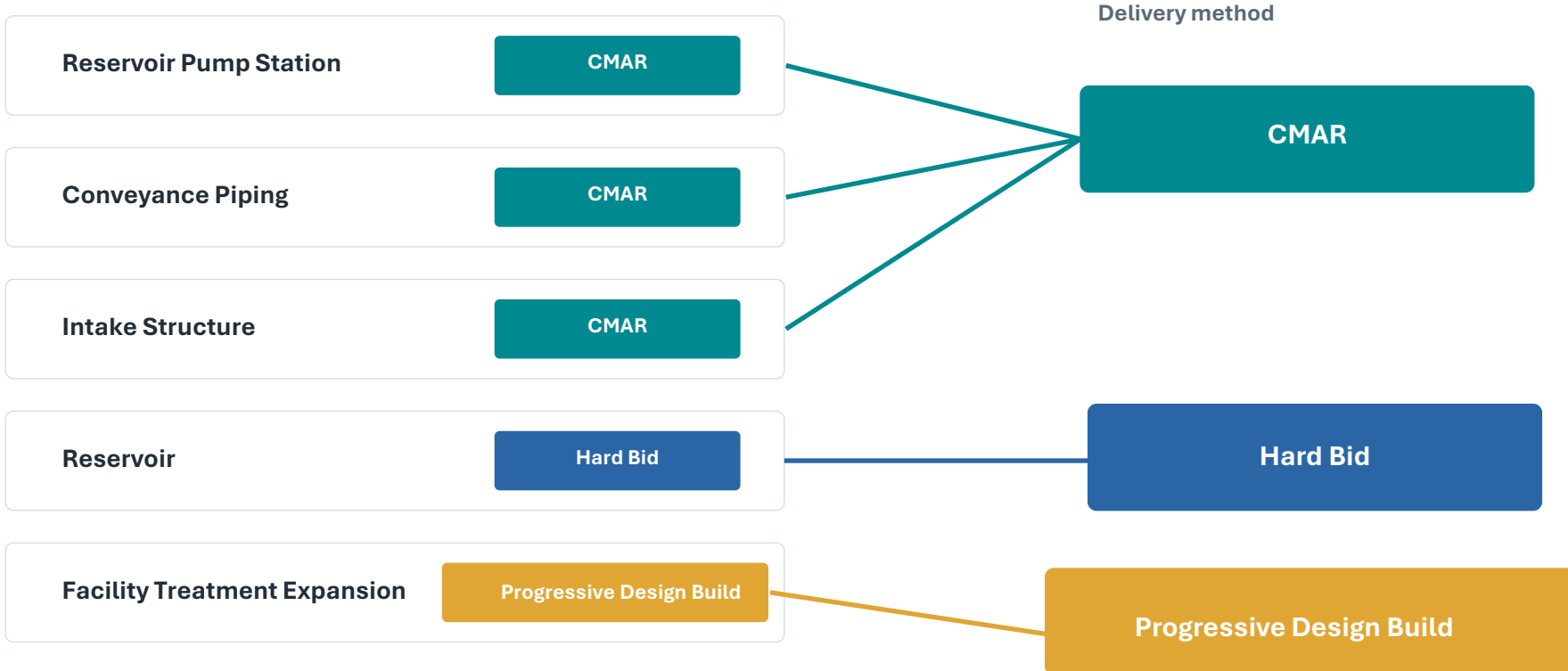
30% design uncertainty + post-COVID escalation

Regional water supply authority • subscription-based model



Peace River Case Study: SWSEP

Different project volumes → different delivery methods



TAILORED STRATEGY

Why this mix?

Schedule

What must be online first?

Permitting

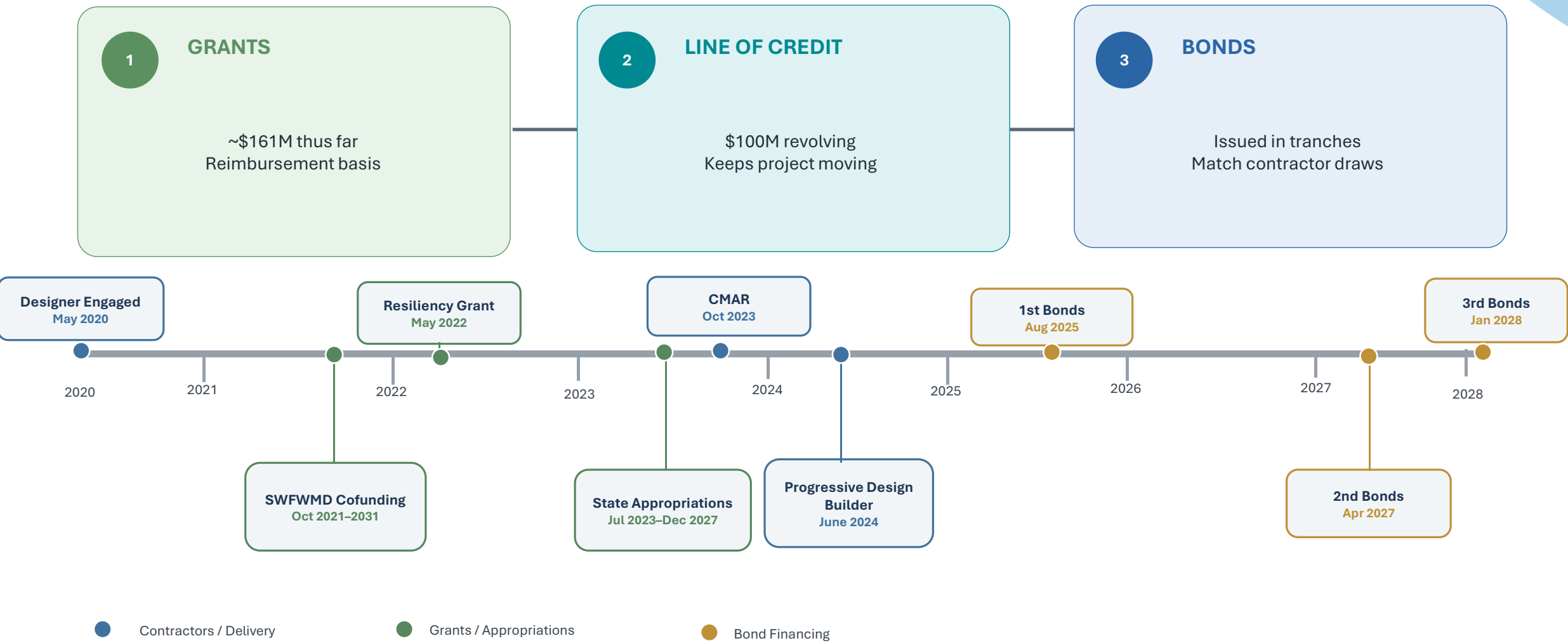
What is affected by ACOE / 404?

Cost certainty

Where is early field input most valuable?

Peace River Case Study: SWSEP

Layer financing tools to match project cash needs



Pause & discuss

Put the finance lens on the case studies

01

Which types of projects would be appropriate for different alternative delivery methods?

02

Where do you see the biggest cost or schedule risk?

03

What are the advantages to having an alternative delivery contract executed early?

04

How should financing timing respond to the contractor's projected draw schedule?

Resources

1

**Water Collaborative
Delivery Association**

watercollaborativedelivery.org

2

**Institute for Sustainable
Infrastructure**

sustainableinfrastructure.org

3

**Design-Build Institute of
America**

dbia.org

For the workshop

Use these organizations for delivery-method guidance, infrastructure frameworks, and design-build resources.

Thank you