

Appendix A – Infrastructure Ontario Delivery Models

Traditional Procurement

Design–Bid–Build (DBB)

The DBB is a traditional procurement option in which the public sector owner awards two distinct and sequential contracts for the design and construction work. The first contract is with a design firm to develop a full detailed design and to assist the public sector owner in putting the construction of the project out to tender. The second contract is with a general contractor to build in accordance to the design. Under the DBB model, the operations, maintenance and financing of the project remain the responsibility of the public sector owner.

IO uses this model for smaller scale projects, particularly in maintaining and modernizing buildings and facilities. Examples include Expansion of A. Grenville and William Davis Courthouse in Brampton, Traffic Operations Centre in Toronto, Ontario Place – Trillium Park and William G. Davis Trail, Centre for Excellence in Transportation Infrastructure in Toronto, and 222 Jarvis Retrofit and Modernization in Toronto.

P3 Delivery Models

Build–Finance (BF)

In a BF approach, the private sector is responsible for the construction and short-term financing during the construction period. The capital cost of the project is paid for by the public sector owner in lump sum payments at interim and substantial completion, and the public-sector sponsor is responsible for developing an Issued for Tender design and providing ongoing maintenance after completion of construction.

Examples include Pan Am Games Venues in Markham and Toronto, Roy McMurtry Youth Centre in Casey House Facility Replacement Project in Toronto, Credit Valley Hospital Phase II Redevelopment and Priority Areas Redevelopment in Mississauga, and Markham Stouffville Hospital.

Design–Build–Finance (DBF)

The DBF approach awards the design and construction under a single contract. Consortia, joint ventures or subcontract agreements may be established between two or more companies to pool the resources and expertise necessary to deliver a DBF project.

IO uses this model for certain hospitals, justice facilities such as courthouses and transportation projects. Examples include Brampton Courthouse Addition Phase 2 and Toronto Region Jail Centre, ErinoakKids Centre for Treatment and Development in

Brampton, York Viva Bus Rapid Transit Expansion in York Region, and various GO Rail Expansions in the GTA.

Design–Build–Finance–Maintain (DBFM)

The DBFM model involves the private sector consortium (Project Co) accepting responsibility for the design, construction, financing, regular maintenance and rehabilitation of the asset over the contract term to meet pre-defined performance specifications. The typical contract term for the maintenance work is 20 to 30 years. The public sector retains ownership of the assets.

IO uses this model for certain hospitals, justice facilities such as courthouses and transportation projects. Examples include Peel Memorial Centre in Brampton, Cortellucci Vaughan Hospital, Bridgepoint Health in Toronto, CAMH redevelopments in Toronto, Durham Region Courthouse in Oshawa, and Eglinton Crosstown LRT in Toronto.