



Florida Department of
TRANSPORTATION

Permitting on Design-Build Projects

Jim Knight

District 2

Planning and Environmental Management Office

Permitting Responsibility

On All Projects FDOT is the:

- Project Owner,
- Permittee, and
- Responsible for Ensuring that Permits are Obtained and Followed

Permitting Responsibility

How does FDOT Ensure Permits are Obtained?

Design-Bid-Build:

- Contractor Generally NOT Responsible
- Permits Obtained by FDOT Pre-Bid

Design-Build:

- FDOT Responsibility is Passed to Design-Build thru RFP Contract; however,
- FDOT Remains Owner and Permittee

FDOT Role in Design Build Permitting

On Design-Build Projects why does FDOT Work to Obtain Permits Prior to Receiving Bids?

- To Reduce Risk/Unknowns
- To Ensure Right-of-Way is Adequate to Build Project
- To Prevent Mitigation Banks from Influencing Construction Bids (the Tail Wagging the Dog)

FDOT Role in Design Build Permitting

Reduce Risk/Unknowns

- Wetland Boundaries
- Wetland Functional Loss Scores
- Wetland Mitigation
- Endangered Species Issues
- Cross Drain Sizes
- Stormwater Treatment Concepts

Role of Pre-Bid Issued Permits in RFP

No Role – Permits and Permit Commitments are FYI Only (Volume 2 of RFP)

- It is Common for RFP to NOT Comply with Issued Permits Due to last Minute Changes
- D/B Teams Should have Flexibility

Role of Pre-Bid Issued Permits in RFP

What if FDOT Cannot Clear Permits Prior to Bid?

- Not Desirable Unless it is a Simple Project
(All Risk/Cost Carried by D/B Team)
- FDOT may Promise Permits by a Certain Date
(Most Risk/Cost Carried by FDOT)
- FDOT may Promise to Provide Wetland Mitigation for Certain Shown Impacts
(Some Risk/Cost Carried by FDOT)



Florida Department of
TRANSPORTATION

Thank You

Jim Knight

Email: James.Knight@dot.state.fl.us
