City of Peoria
Results of Utilizing the *XPD™* Approach

ABOUT THE CITY

The City of Peoria has a population of approximately 150,000, and is a major suburb within the City of Phoenix (Arizona).

SUMMARY OF EFFORT

The City of Peoria was the first major organization in the State of Arizona to integrate the best-value *XPD™* approach. Utilized on both design and construction services, the City integrated the process within the Construction Manager at Risk **(CMAR)**, Design Build **(DB)**, and Job Order Contracting **(JOC)** delivery methods. Due to State procurement policies, the City was prohibited from reviewing or considering cost in the selection of a contractor or designer (the selections were entirely based on qualifications). The City reviewed and evaluated proposals primarily based on their ability to mitigate risk, ability to add value, and experience and capabilities of key personnel (achieved through past performance surveys).

IMPACTS AND ACHIEVEMENTS OF THE *XPD™* PROCESS

The City of Peoria implemented the best-value *XPD™* approach on 55 large construction and design-related projects ($389 Million). These projects included: Wastewater treatment plant, Fire Station, City Park and Recreational Facilities, Office Buildings, Roadways, Police Radio Equipment, and other maintenance services.

The City documented the following achievements with the best-value *XPD™* approach:

- **0.5% Overall Change Order Rate** (compared to 14.0% under the traditional approach)

- **6% Overall Project Delay Rate** (compared to 35% under the traditional approach)

- **93% Owner (City) satisfaction** (compared to 20% under the traditional approach)

- **7,250 Surveys collected on Contractors, Designers, and their Key Personnel**

The City also observed an increase in contractor **accountability**, increase **quality of work**, and 5 projects where the contractors **returned money**.

The City received a **Top Award by COAA** (Construction Owners Association of America) Gold Award for the Rio Vista Recreational Center and **Top Awards** for the design and construction of the Fire Station #7 (both projects were procured utilizing the best-value *XPD™* approach).