



Revitalizing Design-Bid-Build for Tunnel Projects

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Design-bid-build remains a widely used delivery method for tunnel projects, yet disputes often arise from subsurface conditions, risk allocation, and misunderstandings about the roles and responsibilities of project participants. As owners increasingly explore alternative delivery methods, questions remain as to whether design-bid-build can be constructively improved rather than displaced.

MG+M Partner [David Hatem](#) and Associate [Bridget Araldi](#) have expanded and updated their February 2026 publication examining targeted procurement and contracting modifications that may help revitalize design-bid-build for tunnel projects, including:

- + Expanded escrow bid document requirements, including new recommendations for behavioral conditions assessments and performance requirements assessment reports
- + Opportunities to improve contractual risk allocation for subsurface conditions, including staged geotechnical baseline report development
- + Procurement tools and contract provisions that may reduce disputes
- + Lessons from recent case law demonstrating how modest adjustments can improve outcomes

Download the full publication below for insights into how owners may enhance the effectiveness of design-bid-build delivery for tunnel projects while preserving its core structure.