To: Chair Cristol and the VRE Operations Board

From: Rich Dalton

Date: November 15, 2019

Re: Authorization to Issue a Request for Proposals for Construction Management Services for the Quantico Station Improvements Project

Recommendation:

The VRE Operations Board is asked to authorize the Acting Chief Executive Officer to issue a Request for Proposals (RFP) for Construction Management (CM) Services for the Quantico Station Improvements Project.

Summary:

This resolution will authorize VRE to solicit proposals for CM Services for the Quantico Station Improvements Project.

Background:

CSX Transportation (CSXT), the Virginia Department of Rail and Public Transportation (DRPT), and VRE are collaborating to construct approximately 11 miles of third track between Ar kendale and Powell’s Creek in Prince William County. VRE and DRPT are currently completing final design for the station improvements and corresponding third track modifications at the Quantico Station.

DRPT requested VRE manage final design and construction of the Quantico Station Improvements Project along with additional elements of work including site/civil, track roadbed, ballast, and a retaining wall. DRPT has increased the available funding in the Intercity Passenger Rail Operating and Capital (IPROC) Fund grant for the Quantico Station Improvements to provide for the requested additional scope items. The added scope
elements will enhance safety and increase operational flexibility for CSXT, Amtrak and VRE trains while accommodating both the federally funded third track project and the passenger improvements at Quantico.

Final design is nearing completion, and the need to procure CM services is imminent. CM services are required to assist VRE with observing, documenting and reporting on construction activities.

In accordance with Section 2.2-4303 of the Virginia Public Procurement Act, these services must be procured through an RFP because they include professional services. Upon completion of evaluation of proposals, negotiations are conducted with the highest ranked firm deemed to be fully qualified and best suited among those submitting proposals, based on the factors specified in the evaluation criteria. Price is not a criterion for evaluation of professional services proposals. After receipt of the best and final offer from the top-ranked firm, a cost analysis is performed to compare the proposed cost with the independent cost estimate to determine the proposed cost is fair and reasonable.

The scope of work for the RFP shall include comprehensive construction management services for construction of a new center platform between proposed track 2 and proposed track 3, stair/elevator towers, pedestrian bridge, extension of the existing platform along the east of proposed track 1, site/civil work, track roadbed, and retaining wall #13 for proposed track 3. CSXT will provide ballast and track installation, along with signal work, mainline tie-ins, and grade crossing installation at Potomac Avenue, as well as flagging protection services for the overall project and as needed for the station improvements project as part of the requirements and budget for the remaining Arkendale to Powell’s Creek work for DRPT.

Construction is estimated to take approximately 18 months, and the length of the CM Services contract is estimated to be 24 months, which includes the 18 months for construction, plus three months of pre-bid/pre-construction services and three months of project closeout services.

Upon receipt and evaluation of the proposals, staff will return to the Operations Board for authorization to award the contract.

**Fiscal Impact:**

Funding for the Quantico Station Improvements Project, including CM Services, is provided by the Commonwealth of Virginia through its IPROC and SMART SCALE programs, as noted in VRE’s approved FY 2020-2025 Capital Improvement Program (CIP).
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WHEREAS, CSX Transportation, the Virginia Department of Rail and Public Transportation (DRPT), and VRE are collaborating to construct approximately 11 miles of third track between Arkendale and Powell’s Creek in Prince William County; and,

WHEREAS, DRPT has requested VRE manage final design and construction of the Quantico Station Improvements Project with funding provided through the Commonwealth’s Intercity Passenger Rail Operating and Capital (IPROC) Fund and SMART SCALE programs; and,

WHEREAS, final design is nearing completion, and the need to solicit proposals for Construction Management Services is imminent;

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby acknowledge the determination made by the VRE Contract Administrator in accordance with the VRE Public Procurement Policies and Procedures that competitive bidding is not practicable, nor fiscally advantageous to VRE, and that competitive negotiation is the appropriate method to procure these services; and,

BE IT FURTHER RESOLVED THAT, the VRE Operations Board does hereby authorize the Acting Chief Executive Officer to issue a Request for Proposals for Construction Management Services for the Quantico Station Improvements Project.

Approved this 15th day of November 2019

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Katie Cristol
Chair

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John Cook
Secretary