Agenda Item 9-F
Action Item

To: Chairman Skinner and the VRE Operations Board

From: Rich Dalton

Date: September 18, 2020

Re: Authorization to Execute a Contract for Construction Management Services for the Quantico Station Improvements

Recommendation:

The VRE Operations Board is asked to authorize the Chief Executive Officer (CEO) to execute a contract with Dewberry Engineers Inc. of Fairfax, Virginia, for Construction Management Services for the Quantico Station Improvements in the amount of $1,868,776, plus a 10% contingency of $186,878, for a total amount not to exceed $2,055,654.

Summary:

Approval of this item will authorize the CEO to execute a contract for Construction Management Services for the Quantico Station Improvements. The Quantico Station Improvements construction requires a dedicated construction manager to provide oversight for the safe implementation of the project in conformity with plans and specifications and with the requirements of CSX Transportation (CSXT), Amtrak, the Federal Railroad Administration, Marine Corps Base Quantico, the Virginia Department of Rail and Public Transportation (DRPT), and VRE itself.

Background:

CSXT, DRPT and VRE are collaborating to construct approximately eleven miles of third track between Arkendale and Powell’s Creek in Prince William County. VRE and DRPT, through their joint design consultant STV Inc., have completed 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 via the Intercity Passenger Rail Operating and Capital (IPROC) Fund and SMART SCALE Funds 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.

An Invitation for Bid (IFB) for construction of the Quantico Station Improvements was issued on June 18, 2020, and bids were received on July 30, 2020. Construction Notice to Proceed (NTP) is anticipated in the last quarter of this calendar year, and the construction schedule is anticipated to extend into the first quarter of calendar 2023.

The purpose of this contract is to provide Construction Management Services from pre-construction through the point of placing the improvements in-service. VRE anticipates a construction contract of 26 months from NTP to project closeout. In addition, pre-construction and post-construction services are anticipated to be approximately two months in duration each.

The scope of work for Construction Management Services includes Project Administration, Pre-Construction Services, Safety and Security Monitoring, Project Documentation, Construction Observation and Regulatory Compliance, Contractor Oversight, and Project Closeout.

On November 15, 2019, the VRE Operations Board authorized the CEO to issue a Request for Proposals (RFP) for Construction Management Services for the Quantico Station Improvements. 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.

A mailing list of more than one hundred prospective Offerors was established for the solicitation to ensure access to adequate sources of services. On May 11, 2020, an RFP was issued, and proposals were due on June 12, 2020. Two responses were received.

Evaluation of the Proposals received was performed by the Technical Evaluation Team (TET), which consisted of three VRE staff members. The TET met to discuss and evaluate the Proposals using the following criteria:

- Capability, Expertise and Past Performance of the Prime Firm and Proposed Team/Subcontractor(s)
- Knowledge, Qualifications and Relevant Experience of the Proposed Project Manager and Key Personnel
- Project Approach and Understanding
Interviews were conducted with the two firms. It was determined that the proposal from Dewberry Engineers Inc. was technically compliant and unanimously selected to be best value for the project.

Below is the final ranking of firms who submitted a proposal and were interviewed for Construction Management Services for the Quantico Station Improvements.

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<th>Offerors</th>
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<td>1. Dewberry Engineers Inc.</td>
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<tr>
<td>2. Rummel, Klepper &amp; Kahl, LLP (RK&amp;K)</td>
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VRE staff has certified the highest ranked Offeror’s price is fair and reasonable based on the independent cost estimate for this project.

**Fiscal Impact:**

Funding for the Quantico Station Improvements Project, including Construction Management Services, is provided by the Commonwealth of Virginia through its IPROC and SMART SCALE programs.

DRPT’s Transforming Rail in Virginia program includes the purchase of rail right of way in the CSXT RF&P corridor, a commitment to construct a new Long Bridge across the Potomac River, and a new operating plan for freight and passenger rail in the corridor that will improve capacity and reliability. As part of this program, some of VRE’s planned station expansion projects in the corridor have changed, which has allowed DRPT and VRE to work collaboratively to update their investment plans to use available funding sources most effectively.

Specifically, DRPT and VRE have agreed that a portion of the SMART SCALE funding previously allocated to the Brooke Station project will be transferred to the Quantico Station project to ensure full funding of all expected project costs, including the Construction Management efforts that are the subject of this action. DRPT and VRE are currently working to incorporate this additional funding in an updated SMART SCALE funding agreement.
WHEREAS, the Virginia Department of Rail and Public Transportation 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 Fund and SMART SCALE programs; and,

WHEREAS, bids for construction of the project have been received and it is anticipated construction work will start this calendar year; and,

WHEREAS, the VRE Operations Board authorized the Chief Executive Officer to issue a Request for Proposals for Construction Management Services for the Quantico Station Improvements in November 2019; and,

WHEREAS, the VRE Operations Board’s approval of this procurement does not represent its independent assessment of the candidate’s responses to the solicitation or of each step in the procurement process followed by staff; rather, the VRE Operations Board’s action is premised upon its conclusion, after review of the information before it, that the process used by the staff was in accordance with law and that the staff recommendation appears to be reasonable;

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby authorize the Chief Executive Officer to execute a contract with Dewberry Engineers Inc. of Fairfax, Virginia, for Construction Management Services for the Quantico Station Improvements in the amount of $1,868,776, plus a 10% contingency of $186,878, for a total amount not to exceed $2,055,654.

Approved this 18th day of September 2020

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Gary Skinner
Chairman

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Jeanine Lawson
Secretary