Agenda Item 2-C
Consent Item

To: Chair Bennett-Parker and the VRE Operations Board
From: Rich Dalton
Date: May 21, 2021
Re: Authorization to Issue a Request for Proposals for a Construction Manager/General Contractor for the Alexandria Station Improvements Project

Recommendation:

The VRE Operations Board is asked to authorize the Chief Executive Officer to issue a Request for Proposals (RFP) to procure a Construction Manager/General Contractor (CM/GC) for the Alexandria Station Improvements Project.

Summary:

This resolution will authorize VRE to commence a competitive procurement process necessary for selection of a CM/GC, the alternate delivery method recommended by VRE staff for construction of the Alexandria Station Improvements Project.

Background:

In January 2019, the VRE Operations Board authorized the Chief Executive Officer to issue a task order under the General Engineering Consulting Services (GEC) VII contract to HDR Engineering, Inc. for design services for the Alexandria Station Improvements Project.

The scope of work of the design task order included providing an Americans with Disabilities Act (ADA) compliant, grade-separated pedestrian tunnel and elevator access between the two platforms at the VRE/Amtrak station in Alexandria as well as modifying
and extending the east platform at the station to accommodate eight-car trains and enable the platform to service two trains simultaneously, from a track on each side of the platform. The west platform adjacent to the station building will also be modified to raise its height relative to the top of rail as part of the project.

An alternative delivery method has been recommended for the Alexandria Station Improvements Project to engage a CM/GC while the final design effort is in progress to enable the CM/GC to participate in constructability reviews, coordination of schedule timelines, and value engineering services, with the goal of containing the eventual construction cost and lessening the potential for change orders during construction.

The work as described would constitute the first phase of the CM/GC contract (the "pre-construction services" phase) and, once the design is complete, the CM/GC would then provide a "Guaranteed Maximum Price" (GMP) for project construction. The actual construction will be the second phase of the GM/GC contract. During this second phase, the CM/GC is responsible for managing the project and its subcontractors within the GMP, which is the cap the CM/GC will be paid for completing the project. Any additional cost beyond the GMP is the responsibility of the CM/GC.

VRE staff believes the CM/GC project delivery method is preferable to the traditional Design-Bid-Build method for the Alexandria Station Improvements Project because of the complexity of the project, which requires a larger amount of design control, with full involvement from VRE, the designer (HDR) and the CM/GC. Having the CM/GC involved earlier enhances value engineering, constructability, and scheduling thereby resulting in a lower project cost through greater coordination and collaboration.

In accordance with Section 2.2-4382 of the Virginia Public Procurement Act and Section 6.14 of the PRTC/VRE Public Procurement Policy and Procedures Manual, a CM/GC must be procured through a two-step competitive procurement process. In the first step, companies shall be requested to submit their qualifications in response to a Request for Qualifications (RFQ) advertised by VRE. The RFQ shall contain the criteria to be used to evaluate responses and other relevant information, including any unique capabilities or qualifications that will be required of the CM/GC.

Based upon the information submitted and any other relevant information, VRE will select no more than five companies deemed fully qualified and most suitable for the project. Only those companies that are prequalified shall be invited to respond to the RFP to be advertised by VRE as step two of the procurement process. Upon completion of evaluation of proposals received in response to the RF, negotiations are conducted with the two highest ranked companies deemed to be best suited among those submitting proposals, based on the factors specified in the evaluation criteria. The price for pre-construction services will be considered and included within the evaluation criteria identified in the RFP.
Upon receipt and evaluation of the proposals, staff will return to the Operations Board to request authorization to execute the first phase of the contract for pre-construction services. Authorization to proceed with phase two work (actual construction) will be sought separately once the GMP is negotiated.

**Fiscal Impact:**

Initial funding for the Alexandria Station Improvements project was provided through Federal Highway Administration (FHWA) Section 130 for the improvement of rail safety and rail crossings. These funds were originally managed through the Virginia Department of Transportation (VDOT) but are now being administered by the Virginia Department of Rail and Public Transportation (DRPT). The project is also supported by Smart Scale funds, as part of the Fredericksburg Line Capacity Expansion program, and by Federal Transit Administration (FTA) State of Good Repair funds (Section 5337).
Virginia Railway Express
Operations Board Resolution

2C-05-2021

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WHEREAS, the Alexandria Station Improvements Project will be designed and constructed to eliminate the at-grade crossing between the station platform and the center platform, improve passenger access to Track 1 and provide Americans with Disabilities Act compliant access on the platforms; and,

WHEREAS, to begin pre-construction services and subsequent construction of the project, a Construction Manager/General Contractor alternate delivery method is being recommended; and,

WHEREAS, in accordance with Section 2.2-4382 of the Virginia Public Procurement Act, a Construction Manager/General Contractor must be procured through a two-step competitive solicitation process;

NOW, THEREFORE, BE IT RESOLVED THAT, the VRE Operations Board does hereby acknowledge that competitive negotiation is required in accordance with the Virginia Public Procurement Act; and,

BE IT FURTHER RESOLVED THAT, the VRE Operations Board does hereby authorize the Chief Executive Officer to issue a Request for Proposals to procure a Construction Manager/General Contractor for the Alexandria Station Improvements Project.

Approved this 21st day of May 2021

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Elizabeth Bennett-Parker
Chair

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James Walkinshaw
Secretary