



VIRGINIA RAILWAY EXPRESS  
OPERATIONS BOARD

**Agenda Item 9-C**  
**Consent Item**

**To: Chair Bohmke and the VRE Operations Board**

**From: Rich Dalton**

**Date: April 19, 2024**

**Re: Authorization to Issue a Request for Proposals for  
Construction Management Services for the Franconia-  
Springfield Station Improvements Project**

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**Recommendation:**

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

**Summary:**

This resolution will authorize the solicitation of proposals for CM Services for the Franconia-Springfield Station Improvements Project.

**Background:**

VRE, the Virginia Passenger Rail Authority (VPRA), and CSX Transportation (CSXT) are coordinating work regarding the Franconia-Springfield Station Improvements overlapping the Franconia-to-Lorton Third Track Project, and adjacent to the Franconia Bypass Project of the Transforming Rail in Virginia (TRV) program. These various projects are being designed, coordinated, and constructed in conjunction with each other.

Design of the future Franconia-to-Lorton Third Track to be constructed in the vicinity of the Franconia-Springfield Station under the TRV program is progressing from 60% to 90% design; and a contract for the Franconia Bypass was recently awarded by VPRA employing a Construction Manager/General Contractor (CM/GC) delivery method based on the 30% design.



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For ease of construction, and to provide continuous station access from the east, during and after construction of the third track, the collective design efforts associated with the Franconia-Springfield Station Improvements, including the platform extensions and associated improvements, repairs to the existing station, as well as the pedestrian underpass, must progress concurrently on a timeline that allows for construction at the station to be completed prior to construction of the third track project in the vicinity of the station.

The scope of work for this RFP includes comprehensive construction management services for the Franconia-Springfield Station Improvements Project.

Final design is nearing completion, and the need to procure CM services is imminent to assist VRE with reviewing the final design prior to advertising a solicitation for construction. The CM will subsequently, following award of a construction contract, be responsible for assisting VRE with observing, documenting, and reporting on construction activities.

In accordance with Federal Transit Administration (FTA) guidance, Construction Management is defined as a professional service. Further, Section 2.2-4303 of the Virginia Public Procurement Act requires that professional services, including professional engineering services which the CM will perform, must be procured through a Request for Proposals (RFP). Upon completion of evaluation of proposals, and discussions with two or more offerors, 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 whether the proposed cost is fair and reasonable.

Construction is estimated to take approximately 20 months. Therefore, the length of the CM Services contract is estimated to be 29 months, which includes the 20 months for construction, plus six months for 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 to request authorization to execute the contract.

**Fiscal Impact:**

Funding for the Franconia-Springfield Station Improvements project is provided through a variety of previously committed sources, including the Northern Virginia Transportation Authority (NVTA) and Federal Transit Administration (FTA) State of Good Repair funds (Section 5337) with associated state and local matching funds.

**Virginia Railway Express  
Operations Board Resolution**

**9C-04-2024**

**Authorization to Issue a Request for Proposals for Construction  
Management Services for the Franconia-Springfield Station  
Improvements Project**

**WHEREAS**, the Franconia-Springfield Station Improvements will be designed and constructed to better accommodate up to 8-car train consists, allowing for more efficient boarding and alighting with a reduction in passenger queuing within the train; and,

**WHEREAS**, the Franconia-Springfield Station Improvements are closely interrelated to and must be implemented in advance of third track construction through the station by the Virginia Passenger Rail Authority; and,

**WHEREAS**, Construction Management Services are required to assist VRE with reviewing the final design prior to advertising a solicitation for construction, and subsequently observing, documenting, and reporting on construction activities; and,

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

**WHEREAS**, in accordance with Federal Transit Administration guidance and Section 2.2-4303 of the Virginia Public Procurement Act, professional services must be procured through a Request for Proposals;

**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 for Construction Management Services for the Franconia-Springfield Station Improvements Project.

Approved this 19<sup>th</sup> day of April 2024



Ralph Smith  
Secretary



Sarah Bagley  
Vice Chair