



RFQ NO. 026-006

**CONSTRUCTION MANAGER/GENERAL CONTRACTOR
(CM/GC) SERVICES FOR THE L'ENFANT STATION AND
4TH TRACK IMPROVEMENTS PROJECT**

Pre-Submittal Conference Presentation

February 5, 2026



AGENDA

- **VRE Introductions**
- **Safety Briefing**
- **Instructions to Attendees**
- **Overview of Procurement Schedule & Requirements**
- **Scope of Work Overview**
- **Questions & Answers**



VRE TEAM



Ramon Paez, CPPB
Contracts Administrator
Purchasing and Contract Administration



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Project Manager
Design and Construction



SAFETY BRIEFING

- Ensure you are participating from a safe, stationary and distraction-free environment.
- Do not participate in this meeting while driving or performing tasks that requires your full attention.
- In case of an emergency at your location, follow your local procedures and exit the meeting as needed.



INSTRUCTIONS TO ATTENDEES

- **Electronic Devices**

- Please mute your microphones.

- **Sign-In Sheet & Presentation**

- In the TEAMS Chat identify your name, email address and the company represented.
- Presentation & Sign-In Sheet to be posted on VRE's website: www.vre.org/procurement/rfq-026-006/.

- **Questions**

- Please hold all questions until the conclusion of the presentation and submit them via the TEAMS chat.



DISCLAIMER

The information contained in this presentation is for informational purposes only.

In the event of a discrepancy between the information contained herein and the RFQ documents, the RFQ documents will take precedence.



VRE POINT OF CONTACT

Offerors are cautioned not to contact any VRE staff (except the Contract Administrator or other Purchasing and Contract Administration staff) regarding this RFQ until such time as a contract is awarded.

All inquiries pertaining to this solicitation must be directed to the VRE Purchasing and Contract Administration Department.



ORAL EXPLANATIONS OR INSTRUCTIONS

No oral interpretation of this Request for Qualifications shall be considered binding.

VRE shall be bound by information and statements only when such statements are written and executed under the authority of the VRE Purchasing and Contract Administration Department.



PURPOSE



- The purpose of this Request for Qualifications is to solicit Statements of Qualifications from prospective Offerors to provide Construction Manager/General Contractor (CMGC) Services for the L'Enfant Station and 4th Track Improvements Project (“Project”).
- VRE is using the CMGC project delivery method to promote collaboration between VRE, VRE’s Designer and the selected Offeror (“Contractor”) beginning in the design phase of the Project.

PURPOSE (CON'T)

COLLABORATIVE EFFORT

- Aims to mitigate risk, optimize schedule, and streamline the design process.
- Enhances overall project quality while maintaining adherence to the established budget.
- Evaluates design constructability.
- Identifies opportunities to reduce risk and cost across all project phases.
- Encourages innovation and alternative approaches to help achieve budget goals.
- Promotes early contractor involvement to improve overall constructability and design efficiency.
- Helps refine or eliminate design elements that unnecessarily increase cost.



PROJECT HIGHLIGHTS

Project Highlights

- Existing station is located along Virginia Avenue SW between 6th and 7th Streets SW in Washington, DC.
- Station sits on a three-track, shared-use corridor serving VRE, CSXT freight, and Amtrak trains.
- Reconstruct the VRE L'Enfant Station to enhance the passenger experience and reduce congestion by creating additional railroad capacity.

Infrastructure Improvements



PROJECT GOALS

- **Project Delivery**: Development of a credible project schedule with the intent to accelerate the delivery of the Project through the use of CMGC delivery;
- **Safety**: Maintain the safety of the public and all VRE and Contractor/Subcontractor employees during construction;
- **Risk**: Assign risks to the party best suited to manage them with a focus on working collaboratively to eliminate, minimize, and/or mitigate risks as much as possible before the final GMP is determined;
- **Innovation**: Challenge and motivate the Contractor and Designer to identify cost savings through efficiency and innovation and deliver the Project within budget;
- **Collaboration**: Use the CMGC delivery method to form a collaborative, qualified, and experienced Project Team emphasizing an environment of trust and transparency across all parties;
- **Mobility**: Minimize the impact to train operations and to the public during construction; and
- **Public Information**: Maintain excellent public and stakeholder relations through an effective outreach and information sharing program.



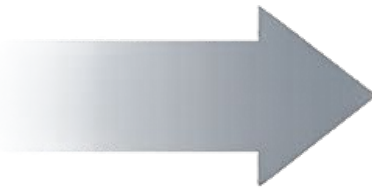
PROJECT FUNDING

- Funding for VRE's L'Enfant Station and 4th Track Project is currently provided primarily through a combination of federal formula funds (with associated state and local match) and Virginia Passenger Rail Authority (VPRRA) capital funds.
- As the engineering and environmental review activities progress and the cost estimate for the project is refined, additional funding sources may be identified. Compliance with all requirements of applicable federal, state, and local laws and regulations is essential.
- This Project and subsequent Contracts will be subject to certain provisions required by the U.S. Department of Transportation, as set forth in Federal Transit Administration (FTA) Circular 4220.1.G.



COMPONENTS OF CM/GC DELIVERY

Two-Step Procurement Process



COMPONENTS OF CM/GC DELIVERY (CON'T)

Step 1



RFQ & Evaluation

- VRE is issuing this RFQ as the first step in a two-step procurement process.
- Statements of Qualifications will be evaluated using the criteria identified in the RFQ.
- VRE will select the most qualified Offerors based on these criteria.
- The RFQ seeks to establish a shortlist of up to five (5) qualified Offerors.
- Only firms that are shortlisted after the initial evaluation will receive the Request for Proposals (RFP).
- RFP will be issued in the second step of the procurement process.

COMPONENTS OF CM/GC DELIVERY (CON'T)

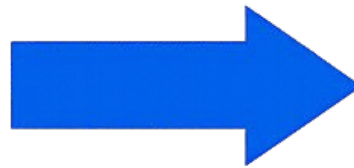
Step 2



RFP Issuance

- After shortlisting, VRE will issue a Request for Proposals (RFP) to the shortlisted Offerors.
- Proposals received in response to the RFP will be evaluated using the criteria defined in the RFP.
- VRE plans to select two or more top ranked Offerors for negotiations prior to identifying the top-ranked Offeror.
- Additional details concerning the RFP phase of the procurement and any updates will be provided in the Project RFP documents.
- Process concludes with VRE approval and award of the Preconstruction Services Contract.

CM/GC PHASES



PRECONSTRUCTION PHASE

PRECONSTRUCTION SERVICES OVERVIEW

- Contractor responsible for all labor, materials, supervision, equipment, and services required for preconstruction activities
- Contractor serves in a Construction Manager role, advising VRE and the Designer
- Supports advancement of project design in alignment with:
 - Available hard-cost budget
 - Construction management fees and general conditions
 - Project schedule and other requirements

CONTRACTOR RESPONSIBILITIES DURING PRECONSTRUCTION

- Provide value engineering recommendations
- Conduct design analysis, constructability reviews and risk analysis
- Offer technical input on construction methods, materials, and critical design details

PROJECT DESIGN STATUS

- Current plans are at the 30% level of design
- VRE anticipates 24 additional months to reach a 100% design set



PRECONSTRUCTION PHASE (CON'T)

GMP DEVELOPMENT

- During the Preconstruction Services Phase, the Contractor submits a draft and final Guaranteed Maximum Price (GMP) to construct the Project.
- The GMP is based on the 100%/Permit/GMP Plan Set and competitive trade subcontractor bids and agreed upon assumptions, exclusions and contingencies.

AWARD OF CONSTRUCTION CONTRACT

- If VRE accepts the final GMP, the Contractor is awarded a separate Construction Contract and becomes the General Contractor.
- The GMP becomes a binding contractual obligation under that contract for completing the project.

FAILURE TO AGREE ON GMP

- If VRE and the Contractor cannot reach agreement on the GMP:
 - VRE may terminate Preconstruction Services, and
 - Procure construction of the project by another method.



PRECONSTRUCTION PHASE (CON'T)

IMPORTANT CONDITIONS

- Although the Contractor may be selected for both phases through the RFP, an acceptable GMP proposal is required before a Construction Contract can be awarded.
- There is no guarantee the Contractor will receive a Construction Contract.
- If VRE chooses not to proceed with award of a Construction Contract to the Contractor after preconstruction services have concluded, the Contractor's role in the Project creates a conflict of interest, preventing the Contractor from participating in future procurements for the Project.
- If the GMP is accepted, the Preconstruction Services Contractor is awarded a separate Construction Contract and becomes the General Contractor.
- The accepted GMP becomes the contractual construction price moving forward into the Construction Phase of the Project.



CONSTRUCTION PHASE

MOBILIZATION AND SITE PREPARATION

- Prepare the site and mobilize all necessary resources to commence construction.

PROJECT MANAGEMENT AND CONSTRUCTION

- Manage and Construct the Project while complying with all Project requirements as per the plans and specifications.
 - Self-perform **no more than 10%** of the total contract work as specified in the Contract Documents (excluding specialty items).
 - Bid and manage the remaining subcontractor work and manage all related contracts.

GENERAL CONTRACTOR SERVICES

- Administer and supervise all construction activities per the contract and VRE requirements.
- Manage the bidding process for subcontractors and provide regular progress reports to VRE.



CONSTRUCTION PHASE (CON'T)

SAFETY MANAGEMENT

- Maintain a safe and efficient work site with controlled access.
- Implement and supervise all safety precautions and programs in connection with the Project.

QUALITY CONTROL MANAGEMENT

- Ensure all work meets quality standards and complies with Contract Documents.

PROJECT CLOSE-OUT

- Confirm all construction work is accomplished in full compliance with the Contract Documents.
- Assist VRE with satisfying the Substantial Completion and Final Completion requirements.



PROCUREMENT SCHEDULE & OVERVIEW



PROCUREMENT
SCHEDULE
& OVERVIEW

PROCUREMENT SCHEDULE

- RFQ Issued: January 23, 2026
- Optional Pre-Submittal Conference: February 5, 2026, at 1:00 p.m.
- Submission of Written Questions: February 11, 2026, at 2:00 p.m.
- SOQs Due (Closing Date and Time) March 3, 2026, by 2:00 p.m.
- Anticipated Shortlist Determination: April 6, 2026

**All times reflected are local, Eastern Time*



SUBMISSION OF WRITTEN QUESTIONS

- Cut-Off for Written Questions is **February 11, 2026, at 2:00 p.m.**
 - Questions must be submitted in Microsoft Word format and include the related Section number and title.
 - Questions concerning this Request for Qualifications must be directed to VRE Contract Administrator and Director of Purchasing in writing via electronic mail as identified on the Cover Page of the RFQ.
 - Any Offeror who initiates any discussions with VRE staff in any manner other than that described above is subject to disqualification from this procurement.
- Offerors are hereby cautioned not to contact **VRE consultants, or VRE personnel other than the Contract Administrator and Director of Purchasing** regarding this solicitation until such time as a contract is awarded. All inquiries pertaining to this Request for Qualifications must be directed through the VRE Purchasing and Contract Administration Department.



SUBMISSION OF SOQs

ELECTRONIC PROPOSALS

- Offerors must submit SOQs electronically through the Commonwealth of Virginia's e-procurement portal (eVA). To submit Proposals electronically, Offerors must be registered in eVA- www.eva.virginia.gov.
- SOQs can be submitted through eVA by:
 1. Clicking on Business Opportunities, Virginia Business Opportunities (VBO).
 2. Typing "Virginia Railway Express" into the Search Box.
 3. Finding VRE RFQ No. 026-006.
 4. Clicking "View Opportunity" to select the solicitation.
 5. Clicking "Respond Online" in the upper right corner of the screen.
 6. Following the instructions provided online to submit a response.



SUBMISSION OF SOQs (CON'T)

ELECTRONIC RESPONSES

- Offerors must submit one (1) complete continuous electronic copy of the SOQ package in PDF, including all attachments.
- Offerors requiring assistance submitting an electronic response, must contact eVA Customer Care via email at eVACustomerCare@dgs.virginia.gov or at 866-289-7367.
- SOQs submitted in hard copy format or via email or facsimile will not be accepted.
- VRE is **not** responsible for any technical difficulties which may result in Offerors' responses not uploading in time, or responses that are not properly uploaded. Late SOQs will not be accepted.



SUBMISSION OF SOQs (CON'T)

- **Electronic File:** Offerors shall submit SOQs consisting of one (1) continuous electronic file in fully searchable PDF format (including fully searchable portions that contain signatures).
- **Tabs:** Tabbed section dividers shall be included in the PDF file and shall be identified by the respective numbers and titles as outlined in RFQ Section 4.3.
- **SOQs must not exceed** the page limitation requirements pertaining to the SOQ and forms as defined in RFQ Appendix B- Organization of Statement of Qualifications.



OVERVIEW OF SOQ REQUIREMENTS

- TAB 1: Table of Contents
- TAB 2: Title Page
- TAB 3: Trade Secrets or Proprietary Information
- TAB 4: Transmittal Letter and Offeror's SOQ Certification
- TAB 5: Legal Structure
- TAB 6: Financial Capacity
- TAB 7: Safety Program
- TAB 8: Firm Experience and Past Performance
- TAB 9: CMGC Understanding
- TAB 10: Signed Copies of Each Addendum



EVALUATION PROCESS AND CRITERIA

Non-Scored SOQ Categories



VS.

Scored SOQ Categories



NON-SCORED SOQ CATEGORIES



Legal Structure



Financial Capacity



Safety Program

Pass



Fail



Pass / Fail Review

EVALUATION OF NON-SCORED SOQ CATEGORIES

NON-SCORED SOQ CATEGORIES

- VRE's Purchasing and Contracts Administration Office will review and evaluate the non-scored SOQ categories, conducting a Pass/Fail Review.
- Failure to meet the pass/fail criteria at any point during the evaluation process will result in the SOQ not being reviewed further. The SOQ will be excluded from further consideration, and the Offeror will be notified accordingly.



SCORED SOQ CATEGORIES



CMGC Understanding



Firm Experience

QUALITATIVE REVIEW

- Firm Experience and Past Performance
- CMGC Understanding*

**CMGC experience is not required to compete on this project and is not a scored element.*



EVALUATION OF SCORED SOQ CATEGORIES

SCORED SOQ CATEGORIES

- VRE will establish a Technical Evaluation Team (TET) that will review and evaluate the SOQs that have met all non-scored Pass/Fail criteria.
- The Technical Evaluation Team will review the SOQs using written score sheets.
- SOQs will be evaluated based on the qualitative review scale identified in the RFQ.
- Offerors will be in ranked order according to the scores of the TET and a short list of the most qualified Offerors will be created.



EVALUATION OF SCORED SOQ CATEGORIES (CON'T)

SOQ Scored Category Point Breakdown			
Evaluation Criteria	Maximum Points	Weight	Maximum Score
Firm Experience and Past Performance	10	80	800
CMGC Understanding	10	20	200
Total Score			1000



EVALUATION CRITERIA

- Price will **NOT** be considered by VRE in the evaluation of SOQs.
- Offerors **SHALL NOT** include an estimate of man-hours or cost for services as part of their Statement of Qualifications.
- Any Offeror that submits cost information with their Statement of Qualifications may be deemed **non-responsive**.



SHORTLISTING

- When VRE has made a decision regarding the shortlist of Offerors, VRE will post the shortlist on its website at www.vre.org.
- Shortlisted Offerors will receive and be invited to respond to the Request for Proposals (RFP).
- Upon conclusion of Step 2 – RFP Issuance, the highest-ranked Offeror will be awarded a Preconstruction Services contract to begin work on the Project.





OVERVIEW OF PROJECT AND SCOPE OF WORK REQUIREMENTS

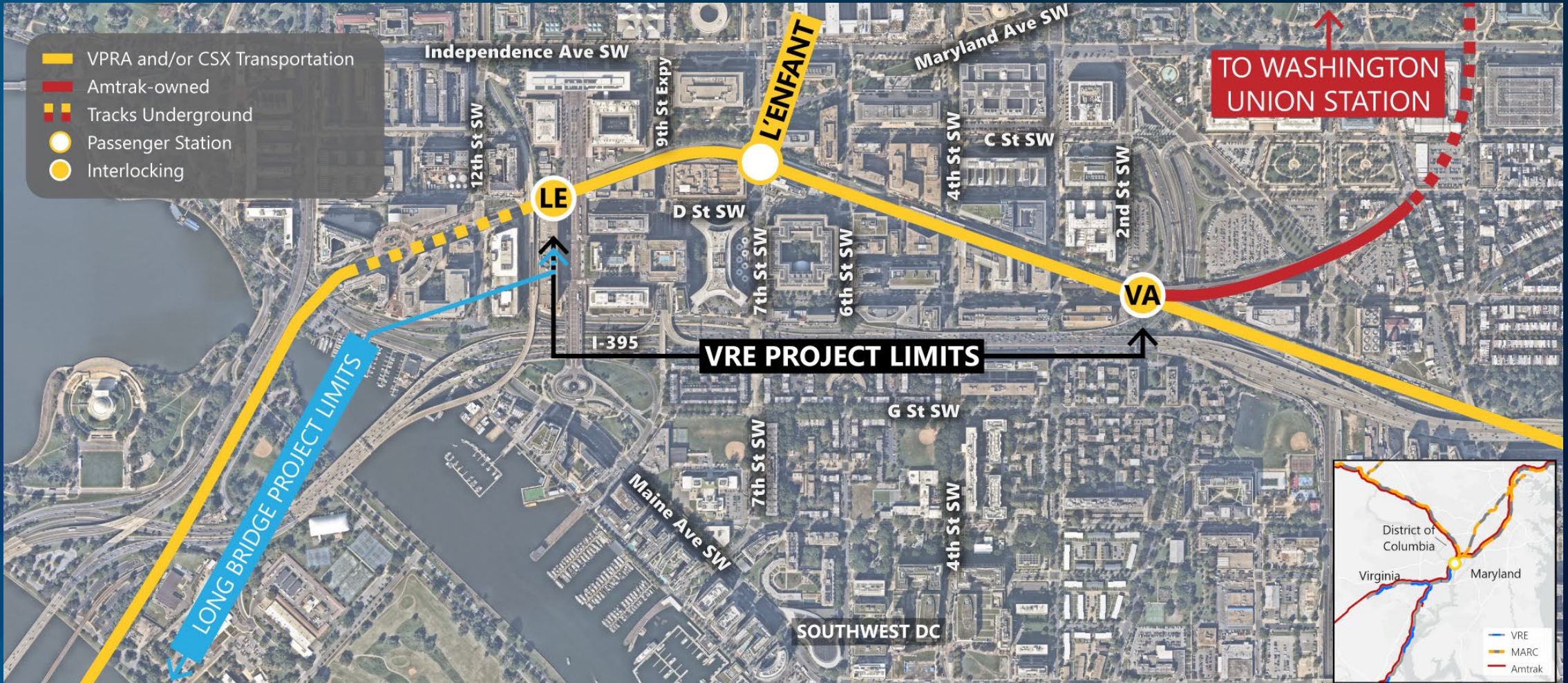


PROJECT BACKGROUND

- Reconstruct the VRE L'Enfant Station to enhance passenger experience and reduce congestion.
- Improvements aim to ease platform crowding and improve operations within the rail corridor.
- Station sits on a three-track, shared-use corridor serving VRE, CSXT freight, and Amtrak services.
- Corridor is part of CSXT's national freight network and supports Amtrak routes to Virginia and beyond.
- Add a continuous fourth track between the L'Enfant (LE) and Virginia (VA) Interlockings (approximately 10th to 2nd Streets SW).

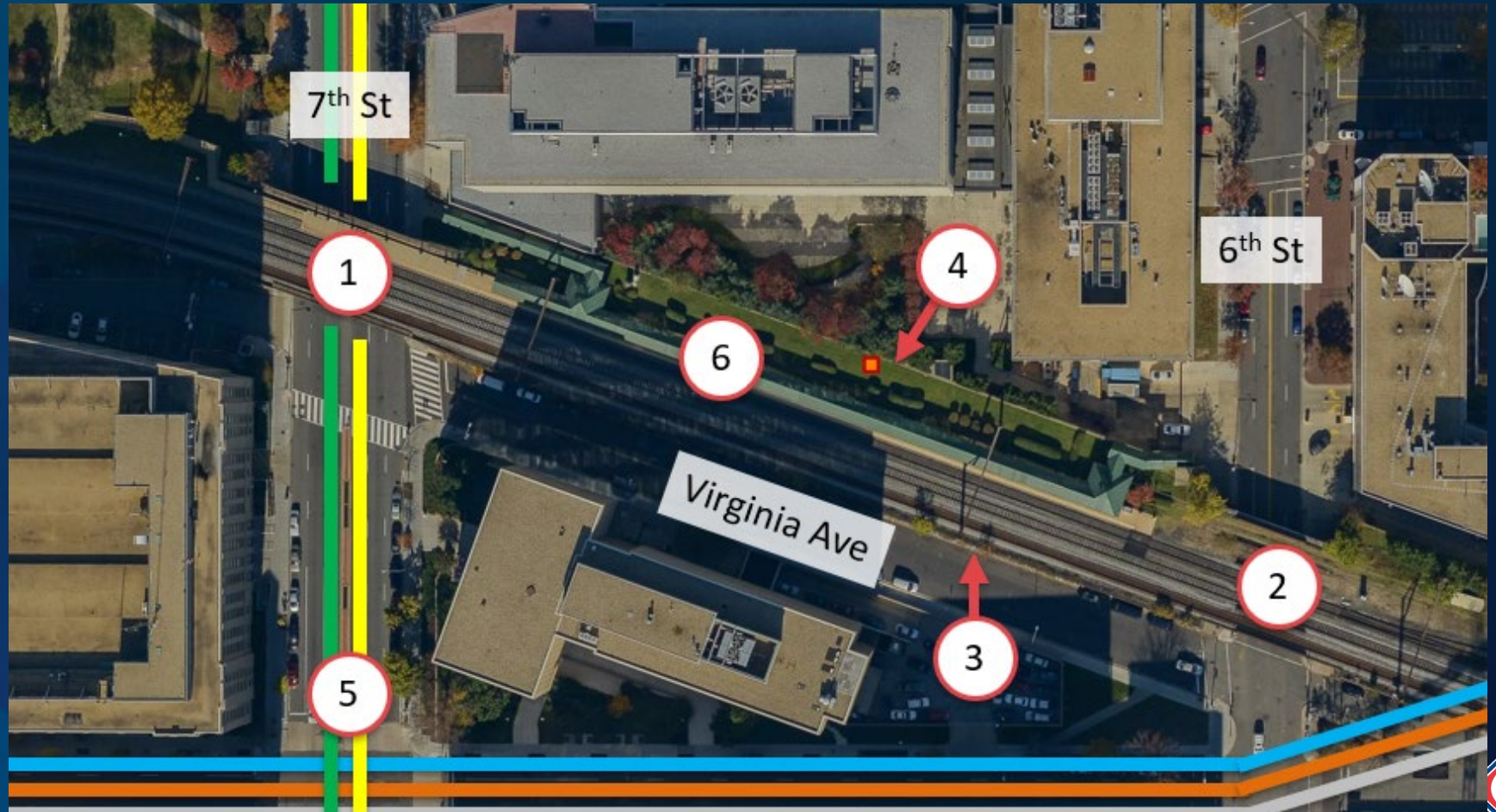


PROJECT OVERVIEW



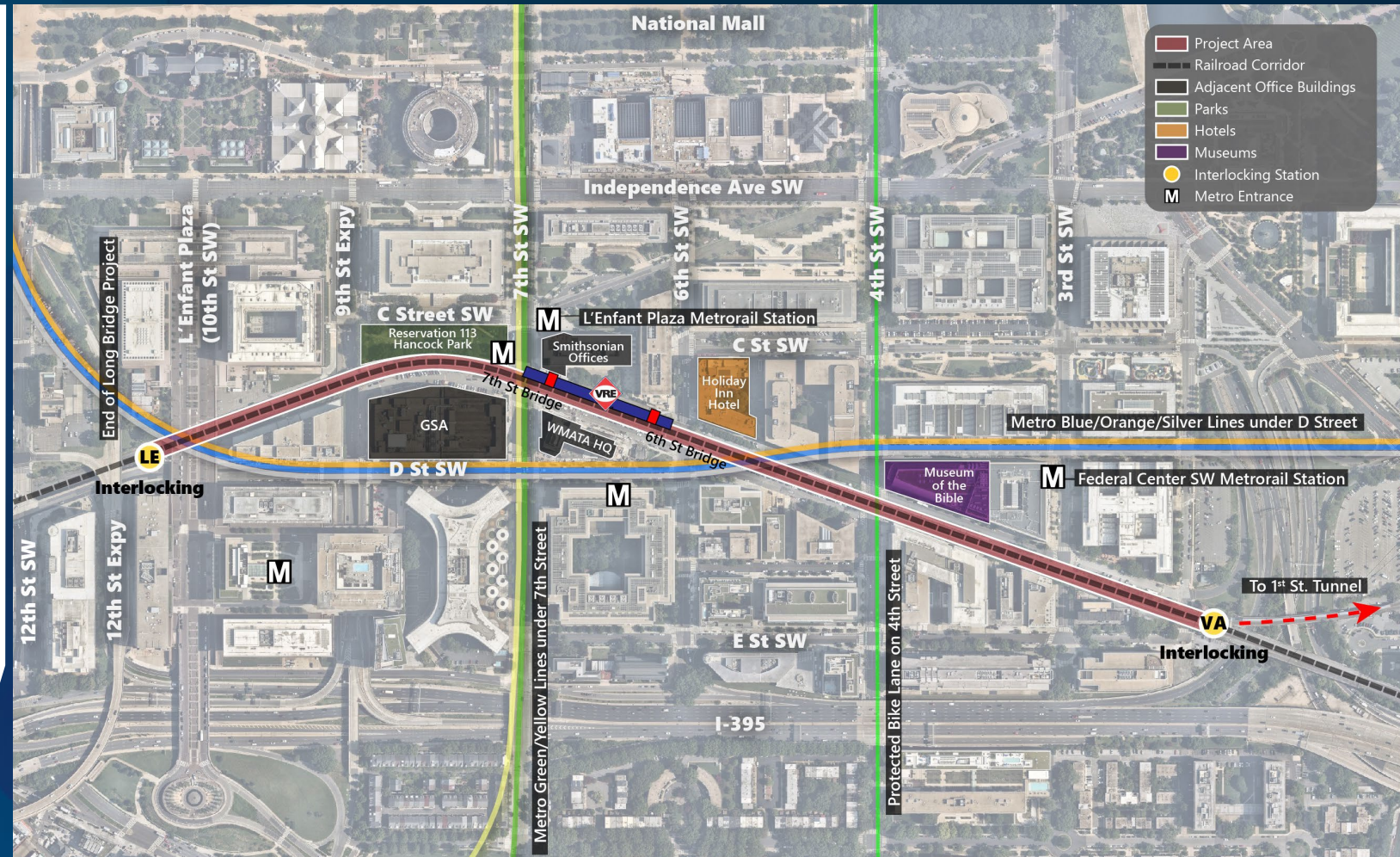
OVERVIEW OF EXISTING STRUCTURES

- 1 = 7th Street Bridge
- 2 = 6th Street Bridge
- 3 = Virginia Avenue Retaining Wall
- 4 = Smithsonian Wall
- 5 = WMATA L'Enfant Metro Station
- 6 = VRE Platform/Canopy

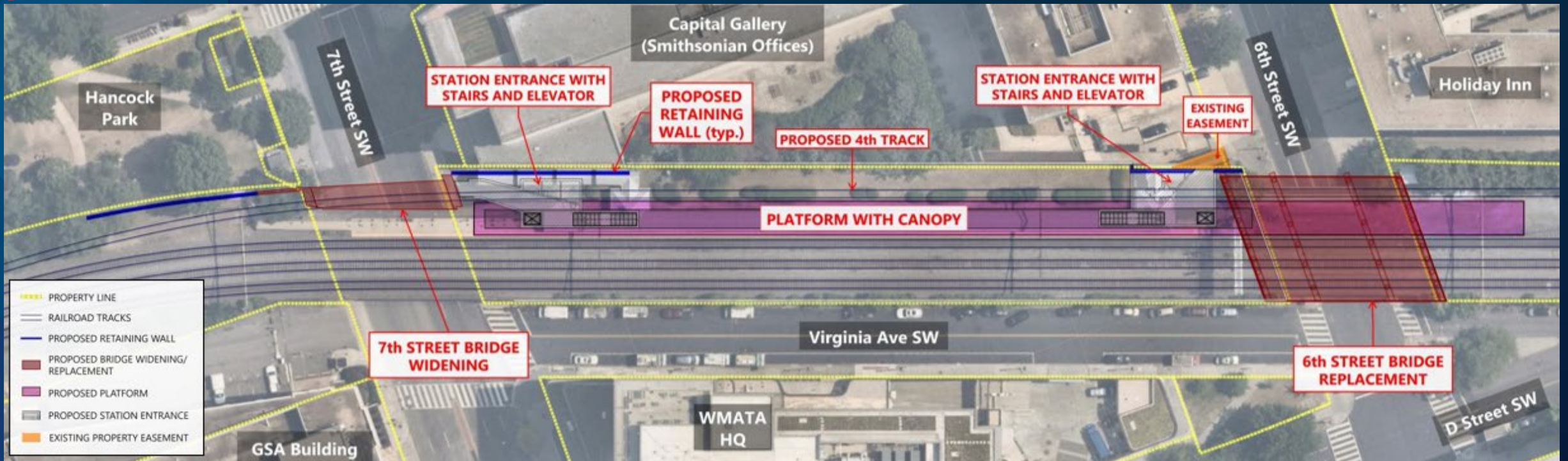


OVERVIEW OF GOVERNING CONSTRAINTS

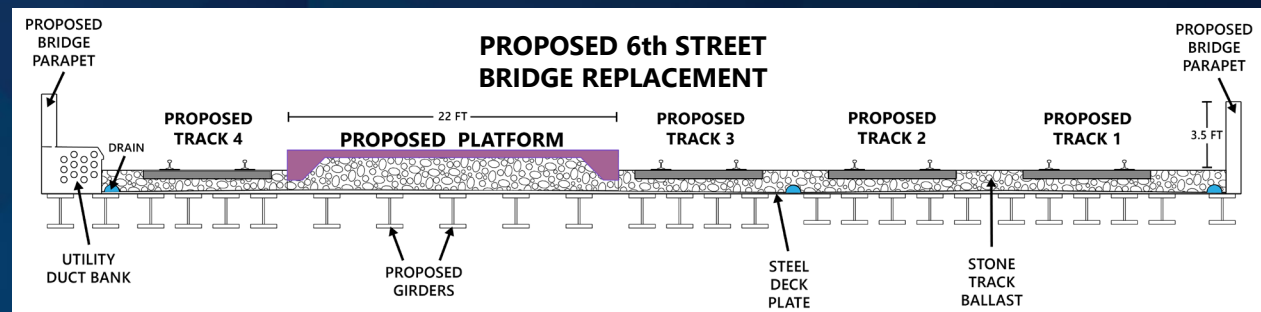
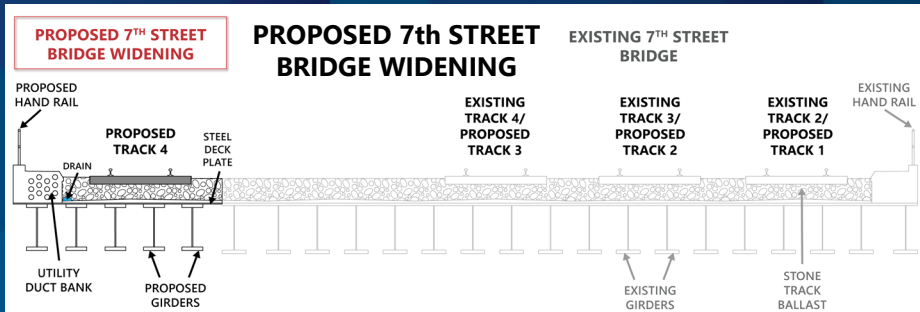
- Constrained Right-of-Way
- Highly-Utilized Station
- NPS/Hancock Park
- Metro Entrance/Tunnel
- Fixed Interlockings
- Bridge Vertical Clearances
- Profile Grade Constraints
- VA Ave Retaining Wall



OVERVIEW OF STATION AND BRIDGES



- PROPERTY LINE
- RAILROAD TRACKS
- PROPOSED RETAINING WALL
- PROPOSED BRIDGE WIDENING/REPLACEMENT
- PROPOSED PLATFORM
- PROPOSED STATION ENTRANCE
- EXISTING PROPERTY EASEMENT

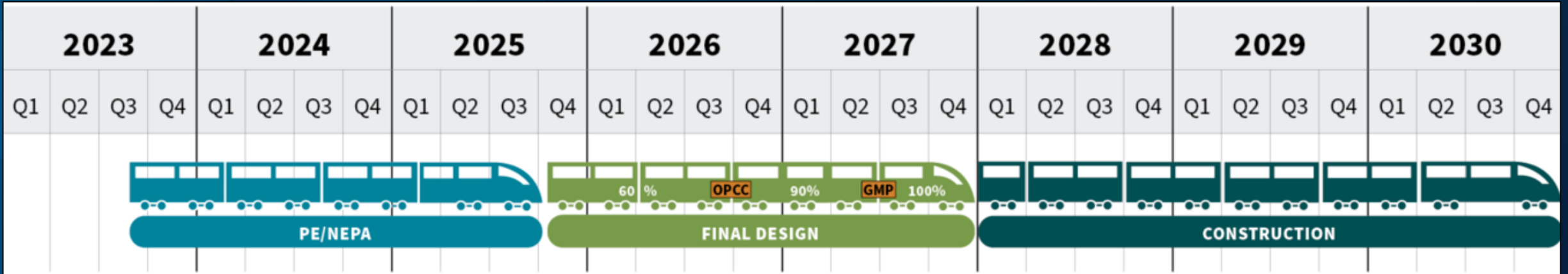


ENVIRONMENTAL COMMITMENTS

- **Section 106 Memorandum of Agreement**
 - Signatory design review at 30% and 60% (DC SHPO, NPS, NCPC)
 - Commitments for 6th Street Bridge SW replacement – use through plate exterior girders, preserve majority of existing stone masonry abutments, commitments for design of new bridge wingwalls and piers, commitments for design of new Virginia Avenue retaining wall caps
 - Construction Management Control Plan that minimize impacts to Hancock Park
 - Develop and implement Interpretation Plan/Interpretative Panels
 - Evaluate reuse of existing abutment stonework
 - Historic documentation of existing 6th Street SW Bridge before replacement
- **Commission of Fine Arts Approval**
- **National Capital Planning Commission Approval**
- **Permitting Requirements**
 - Stormwater (DOEE)
 - Tree Protection and Replacement (NPS, NCPC)
 - Measures to avoid/minimize impacts to bats (tree removal, bridge replacement)



SCHEDULE OVERVIEW



- Final Design:
 - 60%, 90%, 100%
 - CMGC OPCC/GMP
- Construction: 36 months

QUESTIONS?



[VRE.ORG](https://vre.org)





THANK YOU

VRE.ORG

