



REPORT TO THE STRATEGIC DEVELOPMENT COMMITTEE

**PRE-SOLICITATION TERMS FOR MULTIPLE TASK
ORDER CONTRACTS FOR AVIATION CONSTRUCTION
MANAGEMENT, CONTRACT ADMINISTRATION AND
PROJECT CONTROLS SUPPORT SERVICES FOR THE
METROPOLITAN WASHINGTON AIRPORTS AUTHORITY**

APRIL 2015

PURPOSE

Request Strategic Development Committee's concurrence in the issuance of multiple Requests for Qualifications Information (RFQIs) for Professional Services firms to provide Task Order Contract support to augment Contract Administration, Construction Management and Project Controls Support Services for the Metropolitan Washington Airports Authority (Airports Authority) to include Ronald Reagan Washington National Airport and Washington Dulles International Airport.



BACKGROUND

- 1988-2015 - A single contract with PMC provided program management, design management, construction management, construction contract administration and project controls.
- September 2012 - The Office of Engineering briefed the Committee regarding a revised structure for management of future CCP projects.
- September 2014 - Update Committee and outlined plans to replace the PMC contract with discipline-specific task order support contracts as follows:
 - Planning and Programming
 - Construction Surveying and Material Testing
 - Special Third Party Inspection
 - Construction Contract Administration
 - Construction Field Inspection Services: Civil, Mechanical, and Electrical
 - Project Controls Estimating, Claims Analysis
 - Design Services: (various disciplines)
 - A/E Task Order Services
 - Environmental Remediation



BACKGROUND (Continued)

- In September 2014, the Office of Engineering provided information regarding changes to the structure for managing the Aviation Enterprise Capital Construction Program (CCP), including:
 - Bringing thought leadership in-house;
 - Simplifying contracted support;
 - Providing enhanced line-of-sight accountability for program; and management (PM) activities.
 - Reducing project management and administration construction costs
- These changes will further the Airports Authority's corporate goals by developing in-house technical staff, reducing reliance on contractors, enhancing operational efficiencies, and reducing the overall capital cost of projects.



BACKGROUND (Continued)

- 2015 - Development of internal Airports Authority construction management and project controls staff and leadership.
 - Revised Safety and Quality manuals developed by Airports Authority staff
 - Master Schedule and cash flows developed by Airports Authority staff
 - Hired 2 project controls staff
 - Design management and technical reviews by Airports Authority staff
 - Additional staff pending
 - Increased construction staff by 4 in part to cover PMC drawdown



DISCUSSION

- Seven contracts are needed to support the Airports Authority management team during construction:
 - 1) Project Controls Estimating and Claims Analysis
 - 2) Construction Contract Administration
 - 3) Special Inspection and Material Testing
 - 4) Construction Surveys
 - Construction Field Inspections
 - 1) Civil Project Support
 - 2) Mechanical Project Support
 - 3) Electrical Project Support
- Provides flexible response on project-by-project basis.



CONTRACT PROVISIONS

- Contract Structures will be indefinite quantity/indefinite delivery type contracts (Task Order).
- Recommend five-year term for each contract, not to exceed (NTE) \$2M per year per contract; a total NTE \$14M per year for all seven contracts.
- Recommend Two One-year options for two of the contracts: Project Controls, Estimating and Claims and Contract Administration, which may result to an additional \$8M.
- Overall Local Disadvantaged Business Enterprise (LDBE) participation goal is 75 percent with the following individual contract goals:

CONTRACT GOAL	PERCENT
Project Controls Estimating and Claims Analysis	20%
Construction Contract Administration	25%
Construction Special Inspection and Material Testing	75%
Construction Survey	100%
Construction Field Inspection Services (each contract)	100%



EVALUATION CRITERIA & SELECTION

- Evaluation criteria for selection:
 1. Experience and Qualifications
 2. Key Personnel
 3. Company Past Performance
- Proposals will be evaluated by an Evaluation Committee (EC) and the EC will develop a shortlist and conduct interviews.
- In accordance with the Brooks Act and as prescribed by the Contracting Manual, upon selection of the highest ranked firm, the Contracting Officer will negotiate a contract.



CONTRACT NEGOTIATIONS

- Negotiations with the highest-rated firm will be held based on standard industry rates and the project scope of work.
- If negotiations with the highest-rated firm are unsuccessful, a proposal will be requested from the next highest-rated firm.
- Upon successful completion of negotiations, a recommendation to award a contract will be presented to this Committee and the Board for approval prior to award.

RECOMMENDATION

Strategic Development Committee's concurrence in the issuance of multiple Aviation Requests for Qualifications Information (RFQIs) for Architectural, Engineering or Construction Management firms to provide Task Order Contract support to augment Contract Administration, Construction Management and Project Controls Support Services for the Metropolitan Washington Airports Authority to include Ronald Reagan Washington National Airport and Washington Dulles International Airport.



Ronald Reagan Washington National Airport



Dulles Corridor Metrorail Project



Dulles Toll Road



Washington Dulles International Airport



METROPOLITAN WASHINGTON
AIRPORTS AUTHORITY