

METROPOLITAN WASHINGTON AIRPORTS AUTHORITY

Informational Presentation Dulles Corridor Committee Phase 2 Design Build Contract

October 2012



Agenda

- Review of prior Board approval
- Design Build Contract overview
- Status of Qualifications evaluation
- Results of RFQI phase
- Objective of RFP process
- Terms of RFP
- Points to consider during RFP phase
- Schedule for remaining process



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Review of Prior Board Approval

On February 15, 2012, the Board reviewed and concurred with the procurement approach for the design build contract.



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Design Build Contract Overview

- Estimated value - \$1.4-1.6 billion
- Performance period - 60 months



Approved Procurement Approach

- The approved approach is a two-step process.
 - Step 1 is a Request for Qualifications
 - Step 2 is a Request for Proposals, which includes a Technical Proposal and Pricing.
- The contract award will be made to the Offeror who provides an acceptable qualifying Technical Proposal and the lowest price.



Status of Qualifications Evaluation

- The RFQI submissions were received on September 11, 2012.
- The solicitation stated that the Airports Authority would shortlist no more than five firms to move on to the RFP phase.
- The qualifications evaluation has been completed and a shortlist established.
- The RFQI process has resulted in a strong, competitive pool of high quality, experienced Offerors.



SHORTLISTED FIRMS

BECHTEL TRANSIT PARTNERS

Bechtel Infrastructure Corporation

CAPITAL RAIL CONSTRUCTORS

Clark Construction Group, LLC / Kiewit Infrastructure South Co.

DULLES APC RAILBUILDERS

Archer Western Contractors, LLC / PCL Civil Constructors, Inc. / Corman Construction, Inc.

DULLES METRORAIL CONNECTORS

*Skanska USA Civil Southeast / Granite Construction Company
G.A. & F.C. Wagman, Inc. / Trumbull Corporation
Facchina Construction Company, Inc.*

SILVER LINE CONSTRUCTORS

Fluor Enterprises, Inc. / Tutor Perini Corporation / Stacy and Witbeck, Inc.



Objectives of RFP Process

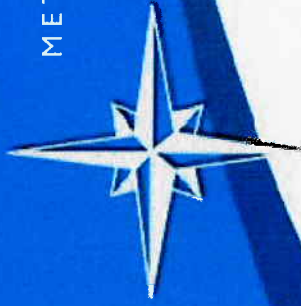
- The RFP process will start with the release of a Draft RFP.
- The purpose of the draft RFP is to present commercial as well as technical contract terms that will be the basis of the design build contract.
- Following several months of scope clarification and exchange of idea discussions with Offerors, a final RFP will be issued, requesting formal technical proposals, to be reviewed with an intensive process for Pass/Fail.

Continued



Objectives of RFP Process

- A request for pricing will then be issued to all Offerors with an acceptable technical proposal. An award to the lowest priced Offeror will follow and is anticipated in May 2013.
- Unsuccessful Offerors will be provided with a financial stipend to offset the cost of proposal development.



Terms of RFP

- Commercial Terms
- Technical Terms



Commercial Terms

- Pricing - Lump sum fixed price
- Performance period - 60 months
- Self Performance- 25% required
- Insurance - Owner Controlled Program for general liability and environmental coverage similar to aviation capital project program (which included workers comp)

Continued



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Commercial Terms

- DBE Goal -14%
- Bonding Requirements - Proposal, payment, and performance bonds
- Supplemental federal terms



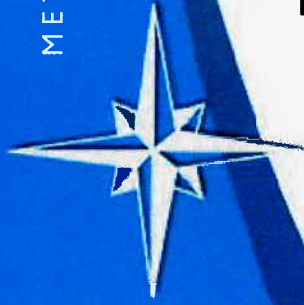
Technical Terms

- Preliminary Engineering documentation
- WMATA standards
- Technical specifications
- Performance standards
- Code requirements



RFP Considerations

- Understanding of the requirements
- Plan for schedule management
- Plan for design management
- Plan for construction management
- Plan for risk management
- Project challenges



Design Build Contract Schedule (Completed)

ACTIVITY

DATE

Release of RFQI

July 12, 2012 (Completed)

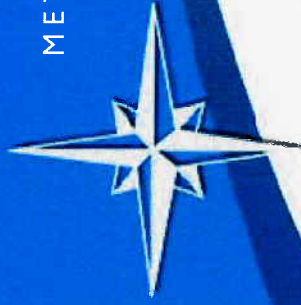
Receipt of Offers

September 11, 2012 (Completed)

Identification of Shortlisted Offerors

October 17, 2012 (Completed)

Continued



Design Build Contract Schedule (Anticipated)

| <u>ACTIVITY</u> | <u>DATE</u> |
|--|------------------------------|
| Issue Draft Request for Proposals | October 19, 2012 |
| Initial Meetings with Shortlisted Offerors | Week of October 29, 2012 |
| Additional Meeting with Shortlisted Offerors | November 2012 - January 2013 |
| Issue Final Request for Proposals | February 2013 |
| RFP Technical Proposals Due | March 2013 |
| Technical Proposal Evaluation (Pass/Fail) | April 2013 |
| Price Proposals Due | April 2013 |
| Contract Award Recommendation | May 2013 |

**INFORMATION PAPER
DULLES CORRIDOR COMMITTEE**

**STATUS OF DULLES CORRIDOR METRORAIL PROJECT, PHASE 2,
DESIGN BUILD PROCUREMENT**

OCTOBER 2012

PURPOSE

This paper provides an update of the Dulles Corridor Metrorail Project (DCMP), Phase 2, design build contract procurement, including a report on shortlisted candidates from the recent Request For Qualifications Information (RFQI) phase and the planned Request for Proposal issuance. An overview of the entire procurement process schedule is also provided.

BACKGROUND

On February 15, 2012, the Board reviewed and concurred with the procurement approach for the design build contract. The approach is a two-step process. Step 1 is a Request for Qualifications and Step 2 is a Request for Proposals, which includes a Technical Proposal and Pricing. The contract award will be made to the Offeror who provides an acceptable qualifying Technical Proposal and the lowest price.

The RFQI submissions were received on September 11, 2012. The solicitation stated that the Airports Authority would shortlist no more than five firms to move on to the RFP phase. The RFP process will start with the release of a Draft RFP. Following scope clarification and exchange of idea discussions with offerors, a final RFP will be issued, requesting formal technical proposals, to be reviewed on a Pass/Fail basis. A request for pricing will then be issued to all Offerors with an acceptable technical proposal. An award to the lowest priced Offeror will follow and is anticipated in May 2013.

DISCUSSION

The RFQI process is being completed. Information on the successful shortlisted Offerors will be presented at the Committee meeting. The shortlisted firms will be provided with a Draft RFP and be requested to participate in discussions with Airports Authority technical staff. The Draft RFP will include all contract administrative requirements, as well as Technical Specifications. Included in the administrative requirements is a requirement for all contractors and subcontractors to enroll in an Airports Authority

administered Owners Controlled Insurance Program (OCIP). This OCIP will provide general liability (GL) and environmental liability insurance coverages for all contractors and subcontractors. The Technical Specifications will include the Preliminary Engineering Documents that provide the design basis for the Contract. Once discussions are complete, a Final RFP will be issued and the evaluation process will proceed. The RFP will also clarify that the DBE goal is 14%, and will include a self performance of at least 25%. Unsuccessful Offerors will receive a financial stipend to offset proposal development cost.

DESIGN BUILD CONTRACT PROCUREMENT SCHEDULE

| <u>ACTIVITY</u> | <u>DATE</u> |
|--|------------------------------|
| Release of RFQI | July 12, 2012 (Actual) |
| Identification of Shortlisted Offerors | October 17, 2012 |
| Issue Draft Request for Proposals | October 19, 2012 |
| Initial Meetings with Shortlisted Offerors | Week of October 29, 2012 |
| Additional Meeting with Shortlisted Offerors | November 2012 - January 2013 |
| Issue Final Request for Proposals | February 2013 |
| RFP Technical Proposals Due | March 2013 |
| Technical Proposal Evaluation (Pass/Fail) | April 2013 |
| Price Proposals Due | April 2013 |
| Contract Award Recommendation | May 2013 |

SUMMARY

RFQI responses reflect strong, competitive market interest and the evaluation is proceeding on schedule.

Prepared by:
 Office of Finance
 Procurement and Contracts Department
 October 2012