



**REPORT TO THE  
STRATEGIC DEVELOPMENT COMMITTEE**

**PRE-SOLICITATION TERMS FOR MULTIPLE-AWARD TASK  
ORDER CONTRACT FOR CONSTRUCTION MANAGEMENT  
SUPPORT SERVICES FOR THE METROPOLITAN  
WASHINGTON AIRPORTS AUTHORITY**

**NOVEMBER 2015**

## PURPOSE

Request the Strategic Development Committee amend its April 2015 concurrence for the solicitation for Requests for Qualifications Information (RFQI) for Professional Services for seven individual contracts for Project Controls and Construction Management by discipline to:

A single award contract for Project Controls (one of the seven original disciplines); and a multiple-award task order contract for Construction Management Support Services (includes the remaining six disciplines) for the Metropolitan Washington Airports Authority (Airports Authority) construction projects at Ronald Reagan Washington National Airport, Washington Dulles International Airport, the Dulles Access Highway, and the Dulles Toll Road.



## BACKGROUND

- 1988-2015 - A single third-party contract 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 - Updated 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)

- April 2015 - The Committee concurred with a pre-solicitation request from the Office of Engineering that included the following seven individual task order contracts by discipline:
  1. Project Controls Estimating and Claims Analysis (20 percent LDBE)\*\*
  2. Construction Contract Administration (25 percent LDBE)
  3. Construction Special Inspection and Material Testing (75 percent LDBE)
  4. Construction Survey/Field Inspection Services (100 percent LDBE)
  5. Civil Inspection (100 percent LDBE)
  6. Mechanical Inspection (100 percent LDBE)
  7. Electrical Inspection (100 percent LDBE)

\*\*Contract award pending



## DISCUSSION

- Following the April 2015 Committee concurrence and the implementation of the approved staffing transition plan:
  - The Office of Engineering has:
    - Hired trained staff and will be completely staffed by December 2015
    - Demonstrated on several contracts it is capable of performing the majority of the construction management (CM) duties with minimal augmentation from third-party consultants
    - Re-evaluated the scope for CM services and has determined there will be a reduced need for third-party consultants
    - Determined six of the seven individual disciplines should be combined into a Multiple-Award Task Order CM contract



## **DISCUSSION** (Continued)

- Determined a multiple award task order CM contract with integrated services will be more responsive, allows for competition between Contractors for best pricing, and reduces administrative effort and cost
- Determined that Project Controls should be a separate, single contract award and complete the pending award



# **CONTRACT PROVISIONS**

## **(MULTIPLE-AWARD CM CONTRACT ONLY)**

- Contract Structure will be indefinite quantity/indefinite delivery type contract (Task Order).
- A maximum of three Task Order contracts anticipated to be awarded from short-listed firms.
- Five-year base term with two one-year options.
- Contract value not to exceed (NTE) \$3.5M per year in total for all firms.
- Contract will require 100 percent LDBE participation.



# EVALUATION CRITERIA & SELECTION

- Evaluation criteria for selection:
  1. Consultant Organization and Management Plan
  2. Firm or Team Qualifications, experience and Capacity
  3. Personnel Qualifications
  4. Past Performance
- Proposals will be evaluated by a Technical Evaluation Committee (TEC) and the TEC will develop a shortlist and conduct interviews.
- In accordance with the Contracting Manual, the Contracting Officer will negotiate a contract with the top short-listed firms.





# CONTRACT NEGOTIATIONS

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

## RECOMMENDATION

Request the Strategic Development Committee amend its April 2015 concurrence for the solicitation for Requests for Qualifications Information for Professional Services for seven individual contracts for Project Controls and Construction Management by discipline to:

A single award contract for Project Controls; and a multiple-award task order contract for Construction Management Support Services for the Metropolitan Washington Airports Authority construction projects at Ronald Reagan Washington National Airport, Washington Dulles International Airport, the Dulles Access Highway, and the Dulles Toll Road.



Ronald Reagan Washington National Airport



Dulles Corridor Metrorail Project



Dulles Toll Road



Washington Dulles International Airport



METROPOLITAN WASHINGTON  
AIRPORTS AUTHORITY