



OFFICE OF PROCUREMENT

Isiah Leggett
County Executive

Cherri Branson
Director

MONTGOMERY COUNTY GOVERNMENT
AMENDMENT #1
RFP # 1088210

PAGE 1 OF 11

May 22, 2018

FOR THE PROCUREMENT OF:

CONSTRUCTION MANAGER AT-RISK (CMAR) WHITE FLINT WEST TRANSPORTATION

ALL SOLICITATION AMENDMENTS MUST BE ACKNOWLEDGED BY THE OFFEROR PRIOR TO THE HOUR AND DATE SPECIFIED IN THE SOLICITATION (AS AMENDED) FOR RECEIPT OF OFFERS. **FAILURE TO ACKNOWLEDGE AN AMENDMENT MAY BE CAUSE TO REJECT OFFER.**

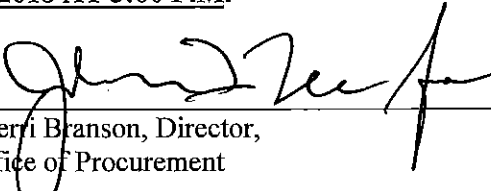
DESCRIPTION OF AMENDMENT:

1. Delete RFP Page 18 and Replace with Page 18 Revised. Phase 2 completion date is revised to June 30, 2021.
2. Pre-submission Conference Minutes and Sign-in Sheet are attached.

THERE ARE NO OTHER CHANGES

THE SOLICITATION PROVISION ENTITLED "SOLICITATION AMENDMENTS" IS APPLICABLE TO THIS AMENDMENT. THE CHANGES SET FORTH ABOVE ARE HEREBY INCORPORATED INTO THE ABOVE-CITED SOLICITATION. **THE HOUR AND DATE SPECIFIED FOR RECEIPT OF OFFERS IS UNCHANGES AND WILL BE JUNE 6, 2018 AT 3:00 P.M.**

ISSUED BY:


Cherri Branson, Director,
Office of Procurement

NAME OF OFFEROR:

(Type or Print)

NAME AND TITLE OF PERSON
AUTHORIZED TO SIGN:

(Type or Print)

OFFEROR'S SIGNATURE:

DATE _____

Office of Procurement

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- Complete the project within the current construction timeframe and within the current budget.
- Facilitate a collaborative partnership with all members of the project team and stakeholders.

5.3.2 Key Project Issues

- Maintenance of Traffic (MOT) during phased construction: Minimization of lane closures and impacts to existing traffic while coordinating with utility companies will be paramount.
- Utility Coordination during phased construction: Utility relocation is extensive and will consist of the following:
 - (i) Pepco - realign poles along Old Georgetown Road, Towne Road, existing Executive Blvd. Underground power conduits to be relocated along Old Georgetown, Executive Blvd and Banneker Avenue.
 - (ii) Verizon and Comcast - underground service along Banneker Avenue to tie-in to Phase 1B overbuild manhole, and relocate conduits along Old Georgetown Road and Towne Road.
 - (iii) Washington Gas - relocate gas line in existing Executive Blvd and Old Georgetown Road. Construct tie-in to Phase 1A gas line along Banneker Avenue.
 - (iv) WSSC - relocation of water and sewer lines along Old Georgetown Road, Executive Blvd, Towne Road and Banneker Avenue.
 - (v) Verizon Business/MCI, Zayo – Relocation or accommodation of Fiber Optic Communication and data along Banneker Avenue, Old Georgetown Road, Executive Blvd and Towne Road.
- There are four site development projects constructed concurrently with the project.
 - (i) Gables property will be constructing residential/commercial buildings with access from Banneker Avenue and Grand Park Avenue.
 - (ii) Maryland Stadium Authority recently completed construction of a parking garage for the adjacent Marriot Hotel and North Bethesda Conference Center.
 - (iii) Federal Realty Investment Trust's ongoing construction of Pike & Rose Phase II located east of Towne Road and north of Old Georgetown Road.
 - (iv) The 6000 Executive Boulevard property owned by Guardian has a site redevelopment for the property located west of Old Georgetown Road and south of Executive Boulevard.
- Realignment of the Old Georgetown Road/Executive Blvd intersection will require land acquisition and a land transfer to relocate Executive Blvd.
- Coordination with Phase 1 and Phase 1B of Construction.

5.3.3 Schedule

Phase 1A of Construction has been completed. Phase 1B is expected to be completed in the Summer of 2018. Phase 2 construction is scheduled to begin in the Summer of 2018 and completed by the June 30, 2021. The County would like to meet or exceed this schedule if feasible and reasonable.

5.3.4 Budget/Quality

- Construct project within current MCDOT transportation budget
- Compliance with the environmental document, re-evaluation, and all permits
- Provide safe and efficient maintenance of traffic and minimize impacts to traveling public

5.3.5 Key Stakeholders

- Montgomery County Government
- Maryland Department of Transportation/State Highway Administration (MDOT/SHA)



WHITE FLINT WEST TRANSPORTATION PRE – SUBMISSION CONFERENCE AGENDA

May 16, 2018

- Project:** Request for Proposal (RFP) No. 1088210
Construction Manager At-Risk (CMAR)
White Flint West Transportation
MCDOT Project Number 0501506
- Meeting Location:** PSHQ Building
Montgomery County DOT/DTE
100 Edison Park Drive
Fourth Floor, SE Engineering Conference Room
Gaithersburg, Maryland
- Meeting Time:** 2:00 P.M.
- Proposal Submission:** Montgomery County Office of Procurement
Rockville Center
255 Rockville Pike, Suite 180
Rockville, Maryland 20850-4166
Date: June 6, 2018
Time: 3:00 P.M.
- Project Location:** Adjacent to City of Rockville in Montgomery County, Maryland.

Project Description:

The project was developed in April, 2010 as the Montgomery County Council approved the White Flint Sector Plan, which included several transportation improvements that would be provided by both the County and the individual developers. The results of a sector plan traffic impact study, which included redeveloped land in the White Flint sector, called for the realignment of multiple existing roadways and construction of new roadways to improve traffic flow and access to residences and businesses, as well as improve safety and pedestrian/bicycle circulation.

The White Flint West Transportation project consists of the reconstruction of existing Executive Boulevard west of Old Georgetown Road, the addition of Banneker Avenue and Grand

Park Avenue, reconfiguration of the MD 187 (Old Georgetown Road) and Executive Boulevard intersection, and extension of Towne Road from Montrose Parkway to the Old Georgetown Road intersection. The reconfiguration of the Old Georgetown Road and Executive Boulevard Intersection required land acquisition from the adjacent businesses. The existing curved alignment of the Old Georgetown Rd/Executive Blvd intersection will be removed in favor of a standard 90-degree intersection. With the addition of Banneker Avenue, a new non-signalized intersection will be created along MD 187 (Old Georgetown Road). The project also includes the reconstruction or relocation of major aerial and underground utilities in multiple phases.

CMAR (Construction Management at Risk) Project Delivery Overview:

CMAR is a project delivery method where Montgomery County Department of Transportation (MCDOT) utilizes a two-phase construction contract with a General Contractor (GC) to:

- 1) Provide Preconstruction Services which may include, but are not limited to, constructability analysis, value analysis, scheduling, site assessments, and cost estimating.
- 2) Construct the project based on final design plans (or design packages) at an agreed Guaranteed Maximum Price (GMP).

Reasons for Choosing CMAR:

- Shorten Project Delivery
- Project Complexity
- Contractor Input During Design
- Identification of Potential Risks and adequate Risk Allocation
- Cost Analysis of Design Options
- Informed Owner Decision Making

CMAR Expectations:

- Meet project goals
- Fair market price at or below proposed price
- Improved schedule
- Fewer change orders

CMAR Benefits:

- Opportunity to bring on contractor during the design phase to work as an integrated team with the owner and its consultant/engineer to deliver the most efficient, and cost-effective design;
- Promotes innovation and collaboration;
- Owner maintains decision making authority;
- Greater cost certainty through GMP and reduction in change orders;
- Still allows phased construction similar to design-build resulting in accelerated completion times;
- Risk identification and management during design phase and controlled by the team;
- Owner gets up front benefit of value engineering;
- CMAR design documents are biddable packages, not necessarily full set of biddable contract documents;

CMAR Project Team:

- Montgomery County, Department of Transportation;
- The Engineer is Stantec, under separate Contract with owner to provide all design services for the project;
- GC selected through Best Value process.

Independent Cost Estimator:

- Independent party hired by MCDOT to prepare a series of detailed estimates;
- Estimates are performed independently from Contractor and MCDOT's Designer;
- Estimates are utilized as a basis of comparison for review of Contractor's OOPCs and GMPs, and award of Construction Contract;

Cost Model Development:

- Develop Cost Model for Project
 - Opinion of Probable Construction Cost (OPCC)
 - Guaranteed Maximum Price (GMP)
- Elements of Cost Model
 - CMAR Management Fee Percentage (from Price Proposal)
 - Items: Equipment Types and Rates, Material Sources, Labor

- Subcontractor Items of Work
 - Assignment and Agreement of Risks
 - Schedule Agreement
- OPCC
 - To be submitted at various Design Completion milestones
 - Blind Estimate Comparison
 - Report of Items Outside of Tolerance (>10%)
 - Reconciliation Meeting to discuss differences in bidding assumptions

Design Completion:

- Contract documents have been developed collaboratively by team;
- Follow typical procedures to achieve MFD goals established for construction;
- 2008 Standard Specifications and current SP/SPIs;
- GMP - Contractor and ICE will independently price project;
- Price Reconciliation Meetings as needed;
- Up to 3 GMP Submittals allowed;
- Accept GMP and award Contract;

Procurement Process Overview:

- Competitive Sealed Proposals;
- CM at Risk contracts will be procured using the "Request for Proposals" procurement method as defined in Procurement Regulation 4.1.2 and in accordance with Chapter 11B of the Montgomery County Code (COMCOR), Section 11B.00.01.04 "Source Selection Methods And Contract Types";
- Technical Proposal and Price Proposal;

Proposal Evaluation:

Technical Proposal Evaluation Factors

- General Requirements
- Project Team
- Project Approach
- Budget & Financial
- Approach to MFD/DBE Requirements
- Price Proposal

Price Proposal Evaluation Factors

- Total Itemized cost for items 1-15 in Attachment E, Page E2
- Preconstruction Fee (Lump Sum price)
- CMAR Management Fee Percentage
- Example of Evaluated Price
A = Preconstruction Fee
B = \$100 M x CMAR Management Fee Percentage
Total = A + B + \$100 M
Ex. – A = \$0.750 M and B = 10.51%
Evaluated Price = \$0.750 M + \$10.510 M + \$100 M
Evaluated Price = \$111.260 M

Interview Evaluation Factors

- Project Team
- Project Approach
- Budget & Financial
- Approach to MFD/DBE Requirements
- Price Proposal

Evaluation Procedure

- Technical and Price Proposals are evaluated separately.
- Best Value Process – most advantageous to the County considering technical evaluation factors and price and interview.
- Adjectival and numerical rating process

Proposed Procurement Schedule:

Issue RFP	May 7, 2018
Final Date for Proposer's Questions	May 29, 2018
Sealed Technical and Price Proposal Submittal to the County	June 6, 2018
Selection of Successful Proposer	July 3, 2018
Preconstruction Notice to Proceed	July 2018
Construction Notice to Proceed (TARGET)	Fall 2018

Project Classification: The estimated construction cost for this project is within the Maryland State Highway Administration Project Classification, Section TC-2.01 (Cost Group Letter) Class "H", of MSHA

Standard Specifications for Construction and Materials dated May 2017.

Notice to Bidders: This Project will be constructed in accordance with the Maryland Department of Transportation, State Highway Administration's Standard Specifications for Construction and Materials dated July 2008.

Office of Procurement: MFD goals, wage rates, and number of persons, if any, to be trained will be provided for all Construction phases prior to the submittal of any GMP.

Prevailing Wage Policy: For this project the Contractor and all sub-contractors are required to comply with the Prevailing Wage Law. Weekly Payroll Reports are to be submitted to the Contracting agency - Montgomery County Office of Business Relations and Compliance. Comments by John Gibala of Wage requirements of Program for Montgomery County.

Right-of-Way: All ROW acquisition is pending except portion of Old Georgetown Road (this was transferred to MCDOT from SHA):

Acquisition from following property owners will be necessary,

- Guardian commercial property (CPH 6000, LLC) at the southwest corner of Executive Boulevard and Old Georgetown Road;
- Zimmerman residential property – south of Guardian property
- Willco commercial property – north and west of Executive Boulevard, adjacent to Towne Road.

Utility Relocation Status:

PHASE 1B:

Pepco - To relocate poles and underground conduit at Executive Blvd and Marinelli Road.
Work has not started. Waiting on ROW frontage to be finalized.

Verizon – To install manhole at Banneker Avenue and run conduit across Marinelli Road.
Work has not started. Waiting for price from contractor.

PHASE 2:

Pepco Distribution

1. Will install temporary pole adjacent to Gables Property to provide adequate high voltage separation to new building. Work to start late May 2018.
2. Poles will be relocated along Old Georgetown Road adjacent to Guardian property. Pole locations had been approved. Final design is being approved.
3. Underground conduit will extend across Old Georgetown, and run north to connect to Pike and Rose conduit. Design being finalized by end of May 2018.

Pepco Transmission

1. Transmission conduit will run from new poles on Guardian Property to eastern limit of Old Georgetown Road near car dealership. Design to be complete by end of June 2018.
2. Overhead transmission will be completed at the same time as the underground conduit design.
3. WSSC sewer line along Old Georgetown (Contract 'E') will need to be installed prior to conduit installation.

Verizon

1. Verizon has split the underground conduit Phase 2 design into two stages. The first will tie to the Phase 1B along Banneker Avenue and extend to the cul-de-sac on Town Road. Design has been complete and is ready for installation.
2. The second Stage of Phase 2 will run from the cul-de-sac on Town Road to the west side of Rose Avenue. Test pits are needed to verify new facilities installed by Pike and Rose. Design should be completed by end of June 2018.
3. Verizon will begin to pull cable and splicing operations once conduit has been installed. Approximate completion is June 2019.

RCN / Zayo / MCI / Comcast / MC Fiber

1. Telecommunication companies will have conduit installed at the same time as the Verizon conduit. Designs are complete except for Comcast
2. MCI requires an MCI contractor to install conduit. MCDOT contractor will need to coordinate when space is available.
3. Comcast design includes bi-passing the intersection. Design expected by June 2018.

Washington Gas

1. Washington Gas design is approved, and permits have been obtained.
2. WGL has scheduled construction and MCDOT is awaiting a date to start.

WSSC

1. There are 8 separate contracts for the Phase 2 roadway project. All designs have been finalized and only need final signature/RMs letter approval to move forward.
2. Contract 'E' (sewer along Old Georgetown near car dealership) will be advanced to allow for the Pepco Transmission conduit to be installed.
3. Contract 'G' (sewer along Old Georgetown near Gables property) has been approved with final signature.

Duration of the Project: Target NTP for Construction Fall 2018, substantial completion by the summer 2021.

Clarifications:

MFD Goal for Pre-construction Services:

MFD goal for pre-construction service phase is 15%. The proposers shall exceed minimum goal and provide minimum 15.1% MFD participation to obtain evaluation points listed in evaluation criteria.

Questions:

1. Are the private developers supportive of the project?

Yes, the County has received good cooperation for the project from the developers.

CONTACT	TITLE	SECTION/DIV	PHONE NO.
R. Marcelo Cortez	Chief, Construction Section	MCDOT/DTE Construction	240-777-2099
Sheridan Daniel	Chief, Design Section	MCDOT/ DTE Design	240-777-7283
Dewa Salihi	Chief, Contracts Unit	MCDOT/DTE Construction	240-777-7215
Bhavin Desai	Capital Projects Manager	MCDOT/DTE Construction	240-777-7290
Rebecca Park	Capital Projects Manager	MCDOT/ DTE Design	240-777-7263
Douglas Baker	Utility Coordinator	MCDOT/DTE Construction	240-773-3414
Robert Norris	Procurement Specialist	DGS- Procurement	240-777-9926
John Gibala	Program Manager	DGS- Wage Req. Program	240-777-9918



DIVISION OF TRANSPORTATION ENGINEERING

Meeting Date 05/16/2018

Meeting Attendance Sign In Form

Meeting Time 2:00 pm

Type Of Meeting Pre-Proposal Meeting

Project #

Project Name White Flint West Transportation

Location of Meeting

100 Edison Park Drive, 4 th Floor,
Gaithersburg, MD

NAME

AFFILIATION

PHONE #

E-MAIL ADDRESS

<u>Rogelia Abregó</u>	<u>MC-DOT-Construction</u>	<u>443-928-6865</u>	<u>abregor01@montgomerycountymd.gov</u>
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