

Pre-Proposal Conference

Construction Manager at Risk Services

Cromwell Marine Creek Road

Tuesday June 21, 2022, 2:00 p.m.

Transportation and Public and Public Works Conference Room 2154, 2nd Floor

City Hall, 200 Texas Street, Fort Worth

City Project Manager Alejandra Ayala, PE

Consultant Project Manager Dennis Ingram, PE – Burns & McDonnell

Presenting Consultant Andrew Reid, PE – Burns & McDonnell

Agenda

Project introduction, goals, firm selection, and business equity provisions

City Project Manager Alejandra Ayala

Scope overview, evaluation criteria, and schedule

Dennis Ingram and Andrew Reid – Burns & McDonnell

Questions

Project Goals

- Efficiency in overall delivery timeline (schedule).
- Increased and/or enhanced functionality resulting from phasing and sequencing of project delivery to reduce impacts to homeowners and business owners and improve public mobility during construction.
- Cost-savings and cost-avoidance (project construction change order/field order reductions) identified during preconstruction phase – constructability review of the design.
- Reduced risk resulting from early engagement of the Construction Manager to optimize construction delivery in collaboration with the City's contracted Engineer.

Best Value Selection

The City will make the selection based on best value as demonstrated through the Proposer's:

- Corporate Experience and Financial Stability.
- Pricing of CMAR Services.
- Qualifications and Experience of Key Personnel.
- Project Approach.

Business Equity Provisions

- 0% Business Equity Goal for pre-construction services.
- 6% Business Equity Goal for construction phase services.
- If proposer is certified as a Business Equity Firm (Minority and Women-owned Business Enterprises, M/WBE) and intends to self-perform, proposer need to meet Business Equity Goals.
- Must obtain M/WBE listing from City.
- Submit preliminary M/WBE Utilization Plan with proposal (pass/fail).
- Final M/WBE utilization due at GMP – see 3.E in RFP for requirements.

Scope of Work

PRE-CONSTRUCTION PHASE SERVICES

Project Overview:

- 2.02 miles roadway widening from Boat Club Road to Marine Creek Parkway.
- 4-lane interim section and 6-lane ultimate section
- Sidewalk, shared use path, streetlights, and ADA ramps
- Traffic signal at Boat Club Rd, Bowman Roberts Rd, Huffines Blvd/Bob Hanger St, and Crystal Lake Dr. , widening of existing roundabout at Marine Creek Pkwy
- Right-of-Way take from Boat Club Rd to Huffines Blvd and from bridge to Marine Creek Pkwy (110-ft to 130-ft)
- 20-inch ductile iron waterline pipe relocation
- Culvert crossing at intersection of Bowman Roberts St and Huffines Blvd
- New bridge on WB Cromwell Marine Creek Rd. 111' retaining wall construction

Scope of Work

PRE-CONSTRUCTION PHASE SERVICES

Development of Final Plans

- Site preparation, demolition/removals and earthworks (90%)
- Storm Drain (60%)
- Water Line Relocation (60%)
- Roadway Construction and Roundabout Modification (90%)
- Signage and Pavement Markings (90%)
- Traffic Control Plans (60%)
- Street Illumination (60%)
- Traffic Signals (90%)
- Bridge (90%) and Retaining Wall (60%)

Scope of Work

PRE-CONSTRUCTION PHASE SERVICES

- Constructability review
- Collaborative review workshops with the City and Engineer
- Development of CMAR's contingency register
- Management and execution of subcontracting plan, procurement, and M/WBE plan
- Develop resource loaded baseline schedule with critical path method (CPM)
- Identify early enabling work packages
- Develop and provide open book Guaranteed Maximum Price (GMP) for construction phase services
- Safety and quality management plan
- *SUE, up to level A, by Change Order only*

Scope of Work

CONSTRUCTION PHASE SERVICES

- Coordinate and collaboratively deliver project with City and Engineering team
- Bond(s)
- Coordinate, oversee, furnish, install, and manage construction of the Work
- Scheduling and project controls reporting including estimating, procurement, shop drawings, and materials.
- Implementation of safety and quality management plan
- Contingency and allowance management
- Shared savings trend log

Evaluation Criteria

1. Proposer's Corporate Experience and Financial Stability - (10 points maximum)

- Three-page maximum
- Provide minimum of three and up to five projects that best represent the firm's relevant experience over the past 10 years
- Related CMAR and non-CMAR project delivery experience, as applicable.
- Demonstrated firm experience and techniques of successful project delivery
- Benefits of experience in terms of value added to the Project
- Safety record
- Financial statement (not included in page count)
- Corporate history of litigation and the forms of dispute (not included in page count)

Evaluation Criteria

2. Pricing of CMAR Services - (5 points maximum)

- One Page
- Provide preconstruction phase services and CMAR fee
- Use Exhibit I template
- Provide any incentives for delivery

Evaluation Criteria

3. CMAR Qualifications and Experience of Key Personnel - (20 points maximum)

- Six-page maximum*
- Overall qualifications of the Proposer's Key Personnel
- Key Personnel roles and major responsibilities and their experience with CMAR or non-CMAR project delivery including value engineering, constructability reviews and other general preconstruction services, general construction or construction management experience.

*Resumes are not included in the proposal 25-page count. Resumes can be included as an appendix, not-to-exceed 15 pages.

Proposers may use their own resume templates, provided the same material requested is addressed.

Evaluation Criteria

3. CMAR Qualifications and Experience of Key Personnel cont. (20 points maximum)

- Include a statement that proposed Key Personnel will be dedicated and available for the performance of the Project.
- State percentage basis each Key Personnel will spend during the Preconstruction Phase and Construction Phase Services.
- Indicate where Key Personnel have worked together on prior projects.
- Organizational chart showing all Key Personnel and other personnel for both Preconstruction Phase and Construction Phase Services.
- The Proposer will provide a client reference for three of the projects listed using Exhibit F.

Evaluation Criteria

4. Project Approach - (65 points maximum)

- Fifteen-page maximum
- Preconstruction Services – 10 points maximum
 - Describe the approach to the successful completion of the Preconstruction Phase Services. Discuss the potential benefits from these activities to the overall Project.
 - Use examples from prior efforts to prove benefits.
 - Identify any special skills or special consideration that Proposer will be able to provide.

Evaluation Criteria

4. Project Approach cont. - (65 points maximum)

- Construction Approach – 15 points maximum
 - Describe the approach to the successful completion of the Construction Phase Services and identify any specialized skills or special considerations that Proposer will be able to provide.
 - Use specific examples.
 - Describe in detail proposer's approach to dealing with delivery impacts, working with stakeholder and customer communities, and managing sub-contractors.

Evaluation Criteria

4. Project Approach cont. - (65 points maximum)

- QA/QC and Safety Plan – (5 points maximum)
 - Describe in detail how you will develop and implement your quality assurance/quality control and safety plans to achieve a successful project.
- Cost and Schedule Control – (35 points maximum)
 - Describe in detail how Proposer will manage and control costs and schedule.
 - Discuss change management process and how Owner initiated requests will be addressed.

Evaluation Criteria

5. Compliance with the Business Equity Ordinance (Pass/Fail)

- One page maximum
- Proposer shall acknowledge and commit to meeting the overall diverse Business Equity Goal
- Present preliminary M/WBE Utilization Plan

Draft Agreement

- Draft document is open to revision based on feedback from proposers.
- Suggested changes must be described on the “Exceptions to Draft Contract” provided in Exhibit D.
- We will consider all comments.
- The final agreement will be developed based on comments received.
- The draft agreement will be finalized as part of contract negotiations with the selected proposer.
- The final agreement document will reflect what best serves the project.

Submittal Requirements

- 25 page maximum on 8.5 x 11 paper. Divide by tabs.
- One original bound and one electronic submittal (PDF format, or equivalent)
- Cover letter
 - State proposal is valid for 90 days and should be signed by an individual with authority to bind
- Forms and Certifications (Exhibits A-K)
 - Not included in page count
 - Resumes may be included in appendix (15 pages maximum)

Project and Procurement Schedule

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| Publication of Request for Proposals (1 st) | June 9, 2022 |
| Publication of Request for Proposals (2 nd) | June 16, 2022 |
| Pre-proposal Conference | June 21, 2022 (at 2 p.m.) |
| Deadline for Comments | June 23, 2022 (at 5 p.m.) |
| Responses to Comments Posted | June 24, 2022 (at 5 p.m.) |
| RFP Submittals Due | July 7, 2022 (at 1:30 p.m.) |
| Opened and Read Aloud | July 7, 2022 (at 2 p.m.) |
| Evaluation of Proposals | July 2022 – August 2022 |
| Notice to Selected CMAR and contract negotiations | September 2022 |
| CMAR Contract Award (Mayor & Council) | October 2022 |
| Notice to Proceed (Preconstruction Phase) | October 2022 |
| GMP Proposal Delivery | August 2023 |
| Construction Phase Services | December 2023 |

THANK YOU!

PROJECT CONTACTS FOR MORE INFORMATION:

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Presenting Consultant Andrew Reid, PE – awreid@burnsmcd.com