

Advertised: **March 15, 2022**

Addendum: **March 17, 2022**

NCDOT

REQUEST for LETTERS of INTEREST (RFLOI)

Construction Manager/General Contractor

TITLE: Construction Manager/General Contractor (CMGC)

USING AGENCY: North Carolina Department of Transportation

ISSUE DATE: **March 15, 2022**

SUBMITTAL DEADLINE: **April 12, 2022**

ISSUING AGENCY: North Carolina Department of Transportation
Technical Services Division

DIVISION: **8**

SYNOPSIS

Hereinafter, the term “Contractor” or “CMGC” refers collectively to either a singular firm, a joint venture made up by several firms, or a team with a prime contractor and subconsultants. The term “CMGC” is an acronym for Construction Manager/General Contractor which is the delivery method selected to complete the subject project.

The Department desires to obtain a CMGC Contractor as part of the delivery of a multi-disciplined project which includes highway construction. The Department will secure the design resources necessary and will provide the project design team to work with the CMGC Contractor during the Pre-construction and construction phases.

DEFINITION OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR

CMGC is a project delivery method consisting of two phases, design and construction, where the contractor, acting as construction manager (CM), provides services during planning, design, and estimating of the project. During the preconstruction phase of the project, the contractor works as part of an integrated team with the Department and its design team providing constructability support and incremental cost estimates in conjunction with design refinement; ultimately resulting in developing the schedule, scope, and cost to construct the project. During this phase, the contractor works under an agreement much like a design consultant and is paid for their services.

Once the Department has agreed to the schedule, scope, and cost, a construction contract to build the project is executed. During the construction phase, the contractor assumes the role of general contractor (GC), can self-perform and/or subcontract portions of the work and provide project bonding.

This solicitation is part of a two-step process in selecting qualified CMGC Contractor for the construction management portion of the project. Successful responders will be shortlisted and provided the opportunity to submit a statement of qualifications as part of a subsequent RFQ solicitation. While CMGC is specifically intended to provide contractors and the Department greater collaboration during the design and constructability of the project, successful responders must also demonstrate the ability to construct all components of the project.

NCDOT requires all contractors be pre-qualified to propose on construction of this project. CMGC Contractors will not be required to complete these requirements to provide responses to the RFLOI. If shortlisted, CMGC Contractors will be required to complete these requirements in order to submit responses to the request for qualifications. Any contractor wishing to be considered must be properly registered with the Office of the Secretary of State in order to submit responses to the request for qualifications.

SCOPE OF WORK

The North Carolina Department of Transportation (NCDOT) is soliciting proposals for the services of a contractor/team for the following contract scope of work:

As described previously, this RFLOI is part of a two-step process used to procure a CMGC Contractor for the preconstruction portion of the subject project. Responses to this RFLOI will be screened, and successful responders will be shortlisted and provided an opportunity to submit a Statement of Qualifications, SOQ, to a subsequent RFQ solicitation. The Contractor that is ultimately selected from the RFQ will be awarded a contract to provide services for the preconstruction portion of the CMGC project. These services may include the following;

- (1) Design and Constructability Review - The Contractor will be expected to become an integrated part of the design team and provide input and feedback relating to constructability of the project as well as provide innovation to create greater value for the Department. The CMGC Contractor will also be expected to provide input for railroad and utility relocation/coordination.
- (2) Risk Analysis - The CMGC Contractor will be expected to participate in regular risk reviews and multiple risk management workshops designed to identify and quantify risks associated with the project.
- (3) Cost Estimating - The CMGC Contractor will be required to prepare Opinions of Probable Construction Cost (OPCC) at various intervals throughout the preconstruction phase of the project. These opinions of cost will be compared to others prepared by the Department and/or an independent cost estimator. The CMGC contractor must be prepared to engage in an "open-book" discussion of the various components that make up its own opinion of cost.
- (4) Scheduling - The CMGC Contractor will be required to prepare construction schedules with each OPCC submittal that demonstrate the Contractor can deliver key work components within the needed deliverable timeframe.

The CMGC Contractor will be required to be available for virtual and / or in-person meetings, office or on site, through the duration of the preconstruction phase. The goal of the preconstruction portion of the project is for the Department and CMGC Contractor to arrive at a mutually agreeable opinion of probable construction cost and schedule, and to proceed with construction of the project. At this time, the subject project is confidential in nature, therefore a detailed scope is not provided within this RFLOI. However, the following describes the key components of work that make up the scope of the

project.

Clearing and Grubbing / Timbering - The subject project includes timbering, clearing and grubbing.

Highway - The subject project includes construction/reconstruction of two interchanges and two grade separations across road and railroad facilities. In addition, secondary roads in the project vicinity could be included and upgraded as needed. These interchanges and grade separations are part of a major NCDOT system and include erosion control, grading, roadway, and structures work.

Bonding Capacity - The successful Contractor must demonstrate the ability to provide construction bonding for up to \$250 million.

PROPOSED CONTRACT TIME

The anticipated duration of the completed contract is expected to be up to 4 years, including both preconstruction and construction activities.

PROPOSED CONTRACT PAYMENT TYPE

Preconstruction – Payment is anticipated to be handled on a force account basis for the duration of the preconstruction phase.

Construction Phase - Payment is anticipated to be based on an agreed upon lump sum not to exceed price and may include unit based pricing dependent upon final assignment of risk.

SUBMITTAL/SUBMISSION REQUIREMENTS

All Letter of Interests (LOI) are limited to ten (10) pages inclusive of the cover sheet, and shall be typed on 8-1/2" x 11" sheets, single-spaced, one-sided. Graphs and charts may be typed on 11" x 17".

ONLY ELECTRONIC LOIs WILL BE ACCEPTED.

LOIs should be submitted in .pdf format using software such as Adobe, CutePDF, PDF Writer, DocuDesk deskPDF, etc.

One copy of the LOI should be sent as a .pdf file, to the Design-Build e-mail address (designbuild@ncdot.gov). A confirmation email will be sent as an electronic receipt when your LOI is received at the designbuild email address. Paper copies are not required. The subject line should contain the Contractor's Name, and "LOI for CM/GC Services".

In addition, all questions regarding this LOI should be sent to the Design-Build email address (designbuild@ncdot.gov).

LOIs SHALL be received electronically no later than 4:00 P.M., April 12, 2022. LOIs received after this deadline will not be considered.

The Department reserves the right to reject all LOIs and not to proceed with procurement.

SELECTION PROCESS

Following is a general description of the selection process:

- The NCDOT Selection Committee will review all qualifying LOI submittals.
- The NCDOT Selection Committee MAY, at the Department's discretion, choose any number of Contractors to provide Statement of Qualifications.

PREQUALIFICATION

CMGC Contractors will not be required to be prequalified to provide responses to the RFLOI. If shortlisted, CMGC Contractors will be required to be prequalified in order to submit responses to the request for qualifications.

SELECTION CRITERIA

In selecting a contractor/team, the selection committee will take into consideration qualification information including such factors as:

1. 60% = Highway Qualification.
2. 30% = Railroad Coordination.
3. 10% = Understanding of alternative delivery methods in either private or public projects.

ORGANIZATION AND INFORMATION REQUIREMENTS

The LOI should be addressed to Mr. David Stark, PE; Project Engineer and must include the name, address, telephone number, and e-mail address of the prime contact person for this RFLOI.

The LOI must also include the information outlined below:

Chapter 1 - Introduction

The Introduction should demonstrate the contractor's overall qualifications to fulfill the requirements of the scope of work and should contain the following elements of information:

- Expression of contractor's interest in the work;
- Summation of information contained in the letter of interest.
- Briefly describe contractor's experience with CMGC, Design-Build, or Progressive Design-Build projects.
- Briefly describe the contractor's significant Highway Design and Construction Experience, including experience as it relates to railroad coordination.

Chapter 2 - Team Qualifications

This chapter should elaborate on the general information presented in the introduction, to establish the credentials and experience of the contractor to undertake this type of effort.

The following must be included:

- Identify recent, similar projects the contractor, acting as the prime contractor, has conducted which demonstrates its ability to conduct and manage the project. Provide a synopsis each project and include the date completed, and contact person.

Chapter 3 - Team Experience

The submittal shall clearly indicate the Contractor's available resources to work on the preconstruction and construction phases of the project. The Contractor shall provide an estimate of the percentage of work in the construction phase that will be self-performed and for the work to be subcontracted provide a list of anticipated types of work. Project Manager, other key Team Members and their qualifications for the proposed work. Specifically, the Department is interested in the experience, expertise, and total quality of the contractor's proposed team. Also, include the team's organization chart for the Project / Plan. A Capacity Chart / Graph (available work force) should also be included. Any other pertinent information should also be listed in this section.

Note: If a project team encounters personnel changes, or any other changes of significance dealing with the company, NCDOT should be notified immediately.

Chapter 4 - Technical Approach

The contractor shall provide information on its understanding of, means and methods regarding maintenance of traffic, and approach to accomplish the design support and highway construction activities, and any innovative ideas/approaches to complete these activities.

SUBMISSION SCHEDULE AND KEY DATES

RFLOI Release – March 15, 2022

Deadline for LOI Submission – April 12, 2022

Shortlist Announced * - April 29, 2022

* Notification will ONLY be sent to shortlisted contractors.