

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 21, 2022**
SUBMITTAL DEADLINE: **April 14, 2022**
ISSUING AGENCY: North Carolina Department of Transportation
Technical Services Division
COUNTY: Guilford

SYNOPSIS

Hereinafter, the term “Contractor” or “CMGC” refers collectively to either a singular contractor, a joint venture made up of more than one contractor, or a team with a prime contractor and subcontractors. 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 the construction of new location roadways on the northside and southside of I-73 and three bridges in I-73 Guilford County. The northside roadway will extend from Pleasant Ridge Road to the east of the PTIA Taxiway Bridge and includes a bridge over I-73. The southside roadway will extend from Regional Road to east of the Taxiway Bridge and includes two bridges to span potential streams and buffer zones. The Department will provide the project design and inspection team to work with the Contractor during the Pre-construction and construction phases. Design and inspection services are not included in this advertisement.

CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CMGC) Project Delivery Method

CMGC project delivery method allows the use of a construction manager during the design process to provide input on the design. During the design phase, the construction manager provides advice, including constructability review, scheduling, pricing, risk analysis, and phasing, to assist in designing a more efficient and well-designed project. The construction manager may subsequently act as the general contractor and construct the project if the department and the construction manager-general contractor reach agreement on a price for construction.

The Construction Manager / General Contractor is selected based on qualifications and demonstrated competency. The CMGC process consists of a two-phased contracting approach 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, input regarding scheduling and phasing, and other input that helps the owner design a more constructible project.

The contractor will prepare 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.

Potential benefits of the CMGC method include but are not necessarily limited to saving project costs, lowering operational costs and/or project lifecycle costs, improving constructability, enhancing innovation, reducing risk, expediting project delivery by contracting with the CMGC contractor early in the design process and negotiating price and schedule for construction before all design is complete, being able to begin construction on portions of the project before all design for the project is complete, and shortening construction schedules.

For the CMGC selection process NCDOT procures professional services on a qualifications, experience, and expertise basis from the selected CMGC contractor early in the design phase to offer suggestions on innovations, cost and schedule savings, and constructability issues. Upon shortlist, the CMGC's will submit a CMGC fixed-markup percentage in a separate, sealed envelope. Proposers shall state their proposed CMGC fixed mark-up percentage, identify as a percentage, and carried out to two (2) decimal points (e.g., 0.00%). The CMGC fixed markup will be applied to the Construction Agreed Price (CAP) provided the service contract's Construction Phase option is exercised.

Upon completion of the design, or individual design packages, the CMGC contractor and NCDOT negotiate an agreed upon price for the construction, and then the CMGC contractor acts as a general contractor to complete construction. If an acceptable price cannot be reached, the project will be advertised following the Department's normal competitive bidding process and the Preconstruction Phase Service contract will not be extended into the Construction Phase. The selected CMGC contractor will be excluded from bidding on the construction project. The contract can employ a price administered on a cost-reimbursable basis, with unit price and lump-sum items.

This solicitation is part of a two-step process in selecting a qualified Construction Contractor for the construction management portion of the project. Successful responders to this RFLOI will be shortlisted and provided the opportunity to submit a Statement of Qualification (SOQ) as part of a subsequent Request for Qualification (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.

PROJECT DESCRIPTION

NCDOT proposes to use the CMGC selection process, and then enter into a CMGC contract with the selected construction contractor. The project includes but is not limited to pre-construction and, if a negotiated price is agreed to, construction services, environmental and quality management, safety, contract administration and all necessary support services. The Guilford County Project ("the project" or "this project") is located along I-73 in Guilford County, between PTIA, Old Oak Ridge Road and NC 68, and will include the construction of approximately 2.1 miles of new roadways on the north and south of I-73 and three bridges. The project could include construction of a roundabout at the intersection of Regional Rd. and Cornerstone Dr.

- Bridge 1 – crosses I-73 west of the PTIA Taxiway Bridge
- Bridge 2 – spans potential stream and buffer zone
- Bridge 3 – spans potential stream and buffer zone

SCOPE OF WORK

The North Carolina Department of Transportation (NCDOT) is soliciting proposals for the services of a CMGC contractor 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 Statement of Qualifications, SOQ, to a subsequent Request for Qualifications, 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) Constructability Review - The CMGC contractor will be required 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 required to provide input on how to phase construction to get access to PTIA property by January 2024.

(2) Risk Analysis - The CMGC contractor will be required 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 estimates at various intervals throughout the preconstruction phase of the project. These estimates 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 estimate submittal that demonstrate the CMGC 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.

The following describe the key components of work that make up the scope of the project:

- Provide input for Accelerated Phased Construction Techniques, which can be utilized to build and provide access to the PTIA parcel of interest within the required deadline.
- Provide construction cost estimates to be utilized for project budgeting and programming purposes.
- Assist in identifying constructability issues and providing input in the maintenance of traffic concept.
- Identify construction impacts and constraints related to the construction of three new bridges and roadway on new location.

Bonding Capacity - The successful CMGC Contractor must demonstrate the ability to provide construction bonding for up to \$100 million for this project.

PROPOSED CONTRACT TIME

The contract may consist of a single phase, roadway on northside of I-73 and bridge over I-73, roadway on southside of I-73 and two short span bridges crosses potential separate streams and wetlands with an anticipated contract duration of 2 years, which results in a total anticipated completed contract time of 2 years.

PROPOSED CONTRACT PAYMENT TYPE

Preconstruction – Payment is anticipated to be in a technical/professional services contract for the duration of the preconstruction phase.

Construction Phase – Negotiation of Construction Cost Proposals including a Construction Agreed Price (CAP).

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 CMGC 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 14, 2022. LOIs received after this deadline will not be considered.

The Department reserves the right to reject all LOIs and not 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, short list between 2 and 5 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. 30% = Experience completing complex projects within or prior to contractual timeframes with an emphasis on successful New Location Bridges and Roadway projects.
2. 30% = Bridge Construction and Maintenance of Traffic Qualifications.
3. 20% = Experience in utilizing Phased Construction Techniques using innovative planning, design, materials, and construction techniques.
4. 20% = Understanding of alternative delivery methods in either private or public projects.

ORGANIZATION AND INFORMATION REQUIREMENTS

The LOI must 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 must 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.

- Briefly describe the contractor’s experience with accelerated bridge construction replacement projects and the resources necessary to complete them.
- Briefly describe the contractor’s significant Bridge Construction Experience and Maintenance of Traffic on Interstate and/or high-volume facilities.

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 for each project and include the date completed, and contact person.

Chapter 3 - Team Experience

This chapter should identify the Project Manager, other key Team Members and his/her 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. The contractor shall provide an estimate of the percentage and a list of work in the construction phase that will be self-performed and for the work to be subcontracted. A Capacity Chart / Graph (available work force) should also be included. Any other pertinent information should also be listed in this section.

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 construction completion of each site based on the information provided. The technical approach shall include the use of any accelerated bridge construction (ABC) techniques and any innovative ideas/approaches, and a draft schedule to achieve the construction of the three new bridges.

SUBMISSION SCHEDULE AND KEY DATES

RFLOI Release – March 21, 2022

Deadline for LOI Submission – April 14, 2022

Shortlist Announced * - April 22, 2022

* Notification will ONLY be sent to shortlisted contractors.