

**NCDOT**

**REQUEST for LETTERS of INTEREST (RFLOI)**

**Progressive Design-Build**

**INDEPENDENT COST ESTIMATING**

**Projects US 19W North & US 19W South**

TITLE: Independent Cost Estimator Services

USING AGENCY: North Carolina Department of Transportation

ISSUE DATE: January 31, 2025

SUBMITTAL DEADLINE: February 10, 2025

ISSUING AGENCY: North Carolina Department of Transportation  
Alternative Delivery Unit

DIVISION: 13

**SYNOPSIS**

The North Carolina Department of Transportation (NCDOT or the Department) desires to obtain a Professional Engineering Firm interested in providing Independent Cost Estimating (ICE) services to the Department as part of the delivery of two multi-disciplined Progressive Design-Build (PDB) projects in Division 13.

Both PDB Projects are in Division 13. One PDB project, **US 19W North**, is located along the US 19 W corridor from SR 1386 (Piney Hill Road) to SR 1343 Murphytown Road and the other PDB project **US 19W South**, is located along the US 19 W corridor from SR 1454 (Cane River School Road) to SR 1386 (Piney Hill Road). Both projects are in Yancey County and include emergency highway and bridge reconstruction.

**PURPOSE**

The Independent Cost Estimator (ICE) will provide independent cost estimates during preconstruction and could extend into the construction phase, using production-based methodologies and production-based heavy civil estimating software platforms, for comparison with the Department and negotiation with the Contractor. Opinion of Probable Construction Cost (OPCC) estimates are expected to occur at

different milestones during each work package, followed by the Construction Agreed Price (CAP) final negotiations per NCDOT's PDB Guidelines. The ICE will use heavy civil estimating software for producing production-based cost estimates. The ICE will also need access to Microsoft Project and / or Primavera P6 scheduling software to review the contractor's construction schedule as per the Critical Path Method, CPM.

Once each cost estimate is ready to submit, the ICE will provide a summary and detailed cost breakdown and translate production-based estimates into unit prices and submit them in an estimate format, as required by the Department. The ICE will provide an independent quantity take-off, and then attend quantity reconciliation meetings with the Department. To minimize quantity uncertainty risk and approach consistent pricing, ICE will work with the Department to ensure the quantities are accurate, and errors and omissions are minimized.

The Independent Cost Estimator's responsibility at the OPCC meetings is to gain a common understanding of bidding assumptions including means and methods, equipment, material costs, exclusions and risk assignment, document those assumptions and advise the Project Team if there are more cost-effective ways of accomplishing the work. Following the OPCC meetings, the ICE will adjust their estimates and resubmit a revised cost estimate to the Department.

The ICE will actively participate in risk management, and will help with risk identification, assessment, cost quantification, and assignment of the probability of occurrence. Formal risk workshops are anticipated to coincide with design / constructability reviews and estimating workshops at each pricing milestone. The ICE will also participate in weekly risk conference calls and /or project team calls.

The ICE will review and evaluate the PDB's CAP bid / price proposals for recommendation in award of a construction contract.

**PROJECT OVERVIEWS**

US 19W North

US 19W North in Yancey County, north of Burnsville, and extends south of Whiteoak Flats. This project includes emergency highway reconstruction, replacement/removal of damaged/washed out bridges, slope restoration, stream stabilization/restoration, retaining wall construction and utility relocation of the US 19W corridor.

The bridges to be replaced are as follows:

- Bridge No. 990058
- Bridge No. 990093
- Bridge No. 990124
- Bridge No. 990138
- Bridge No. 990143
- Bridge No. 990178
- Bridge No. 990218

US 19W South

US 19W South in Yancey County, west of Burnsville, and extends south of Piney Hills Road. This project includes emergency highway reconstruction, replacement/removal of damaged/washed out bridges, slope restoration, stream stabilization/restoration, retaining wall construction and utility relocation of the US 19W corridor.

The bridges to be replaced are as follows:

- Bridge No. 990012
- Bridge No. 990034
- Bridge No. 990044
- Bridge No. 990055
- Bridge No. 990072
- Bridge No. 990073
- Bridge No. 990105
- Bridge No. 990134
- Bridge No. 990288
- Bridge No. 990293

### **PROCUREMENT TIMELINE**

Procurement or other information will be maintained on the NCDOT Alternative Delivery website. Any modifications to the procurement are subject to change without notice and will be communicated to each Proposer through the NCDOT Alternative Delivery website.

### **STIPEND**

No stipend fees.

### **SCOPE OF WORK**

The Department is seeking a Professional Engineering Firm capable of providing Independent Cost Estimating (ICE) Services for both projects. Listed below are some of the areas ICE are to be involved:

- Provide early Opinions of Probable Construction Cost (OPCC) independent analysis of cost and schedule impacts for projects.
- Measure or take-off design quantities from various plan stages to compare against designer's and contractor's estimated quantities.
- Provide independent cost estimates using production based estimating methodology and estimating software at milestones during design phase (i.e. 30%, 60%, 90%) for each alternative delivery contract.
- Bid / price proposal review and assessment for recommendation in the award of an alternative delivery contract.
- Attend reconciliation meetings between NCDOT and the Contractor at pricing milestones and after bid / price proposal submittal (as necessary) for each contract or work package.
- Provide feedback on risk management, including, but not limited to, identification, assessment, cost quantification, and assignment of the probability of occurrence.
- Aid the Project Team with respect to determining cost impacts of the following items, but not limited to project phasing, labor availability, mobilization and site access, sequence of design and construction, and availability and procurement of equipment and materials.
- Attend and participate in various meetings at project kickoff, reoccurring project update meetings, and at each pricing milestone, including but not limited to kickoff meetings, design workshops, risk workshops, quantity reconciliation meetings, and price reconciliation meetings during the preconstruction phase.
- Provide construction schedules and review the contractors' project schedules, CPM, at OPCC milestones.
- Attend and participate in regular estimate coordination meetings with the Contractor's

estimating team during the preconstruction phase to discuss and coordinate various aspects of the cost estimating model.

- Provide schedule and cost analysis for change orders.
- Provide assistance in preparing Special Provisions outlining construction and payment methods for non-typical and / or project specific items.
- Attend other project meetings at the Departments discretion.

### **PROPOSED CONTRACT PAYMENT TYPE**

An initial Scope of Work will be drafted between the selected firm and the Department and will be paid out using Cost Plus.

### **SUBMITTAL/SUBMISSION REQUIREMENTS**

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

One copy of the LOI should be sent as a .pdf file, to the e-mail address (altdelivery@ncdot.gov). A confirmation e-mail will be sent as an electronic receipt when your LOI is received at the Alternative Delivery e-mail address. Paper copies are not required. The subject line should contain the Professional Engineering Firm's Name, and "LOI for PDB ICE Services".

In addition, all questions regarding this LOI should be sent to the Alternative Delivery e-mail address (altdelivery@ncdot.gov).

LOIs SHALL be received electronically no later than 3:00 P.M., **February 10, 2025**.

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 / EVALUATION**

The Department will use a one-step process for this procurement. This Request for Letter of Interest (RFLOI) and evaluation of Letters of Interests (LOI) from prospective Professional Engineering Firms represents this one step process.

The NCDOT Selection Committee will evaluate all responses to the RFLOI, and one (1) Professional Engineer Firm (PEF) will be selected to provide Independent Cost Estimating (ICE) services for both above-mentioned projects.

If any team member identified in the LOI changes, the Firm shall notify the Department in writing immediately. The Firm shall present to the Department the name of the individual that replaces the entity that left the Firm. The Department reserves the right to evaluate the new team member(s) and reject the proposed revision to the Firm.

## **TEAM QUALIFICATIONS & PREQUALIFICATION**

The Professional Engineering Firm shall be prequalified with the Department prior to submission of Letters of Interest.

## **ORGANIZATION AND INFORMATION REQUIREMENTS**

The Letter of Interest (LOI) must be addressed to Mr. Timothy McFadden, CPM; State Alternative Delivery Engineer and must include the name, address, telephone number, and e-mail address of the prime contact person for this LOI.

The LOI must also include the information outlined below:

### Chapter 1 – Introduction

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

- Expression of firm's interest in the work.
- Statement of whether the Firm is Prequalified with the Department.
- Summation of information contained in the Letter of Interest.
- Briefly describe the firm's experience with Independent Cost Estimator Services on CM/GC, Design-Build, Progressive Design-Build or Construction Manager at Risk (CMAR).
- Briefly describe the firm's experience with NCDOT Pay Items, Standard Specification and Standard Drawings.

### Chapter 2 - Team Qualifications

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

The following must be included:

- Identify recent (past five years), similar projects the firm, acting as the Independent Cost Estimator, 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 their qualifications for the proposed work. Specifically, the Department is interested in the experience, expertise, and total quality of the firm's proposed team, and how the team will address the bulleted points in the Scope of Work of this LOI.

Also, include the team's organizational chart for the Project and a Capacity Chart / Graph. This

section should clearly indicate the Firm's available resources to work on the Preconstruction Phases, and potentially the Construction Phase, of the Project.

Any other pertinent information concerning the Team Experience shall also be listed in this section.

#### Chapter 4 - Technical Approach

The Firm shall provide information on its understanding of the Project(s) they are pursuing and the approach they will use to accomplish the project's goal(s). This may include information on the Firm's approach to accomplishing the cost estimating services, its approach to means and methods for estimating activities, and any innovative ideas / approaches to complete these activities.

#### **SUBMISSION SCHEDULE AND KEY DATES**

RFLOI Release – January 31, 2025

Deadline for LOI Submission – February 10, 2025

Selection Announcement\* - February 17, 2025

\*Selected Firm will be notified, and announcement posted to the website.