

**NCDOT**

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

**INDEPENDENT COST ESTIMATING**

**TIP I-6016 & I-5719C**

TITLE: Independent Cost Estimator Services

USING AGENCY: North Carolina Department of Transportation

ISSUE DATE: October 1, 2024

SUBMITTAL DEADLINE: October 31, 2024

ISSUING AGENCY: North Carolina Department of Transportation  
Alternative Delivery Unit

DIVISIONS: 10 & 12

**SYNOPSIS**

The North Carolina Department of Transportation (NCDOT or the Department) desires to obtain two (2) Professional Engineering Firms interested in providing Independent Cost Estimating (ICE) services to the Department as part of the delivery of two multi-disciplined Construction Manager / General Contractor (CM/GC) projects in Divisions 10 and 12.

The CM/GC Project in Division 10, I-6016, is located at the interchange of I-85 / I-485, west of Charlotte, in Mecklenburg County, and includes highway and bridge construction. The CM/GC Project in Division 12, I-5719C, is located along I-85 in Gaston County and includes highway and railway bridge construction.

**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 CM/GC 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 CM/GC's CAP bid / price proposals for recommendation in award of a construction contract.

## **PROJECT OVERVIEWS**

### **Division 10**

I-6016 is located at the I-85 / I-485 Interchange in Mecklenburg County, west of Charlotte, and extends south past Exit 29 (Sam Wilson Road). This project includes improvements to help with merging traffic, widening of existing Bridge No. 590816 and construction of a new bridge on SR 1625 (Sam Wilson Road) over a new roadway / collector distributor that runs parallel to I-85 southbound lanes.

The project also proposes several offsite improvements that include but are not limited to:

- extending the right turn lanes at the I-485 off-ramp and Moores Chapel Road intersections,
- installing new traffic signals at the Sam Wilson Road and Moores Chapel Road intersection and at the US 74 and Moores Chapel Road,
- updating the signal timing at the existing signal at the Sam Wilson Road and Performance Road intersection.

### **Division 12**

I-5719C is located along I-85 in Gaston County and includes replacing several railway and roadway bridges, the demolition and removal of existing bridges, secondary roadway work and utility relocation.

The bridges to be replaced are as follows:

- Temporary bridge for Bridge No. 350129 on Piedmont & Northern (P&N) (MP SFC 21.55) west of East Ozark Avenue
- Bridge No. 350129 on P&N (MP SFC 21.55) west of East Ozark Avenue
- Bridge No. 350132 on Norfolk Southern (NS) (MP Mainline 397.73) east of East Ozark Avenue
- Bridge No. 350138 on NS (MP Mainline 393.72) west of Groves Street
- Bridge No. 350142 on SR 2213 (Groves Street)

## **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 two (2) Professional Engineering Firms capable of providing Independent Cost Estimating (ICE) Services. 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 firms (separately) and the Department and 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 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., **October 31, 2024**.

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 from prospective Professional Engineering Firms represents this one step process.

The NCDOT Selection Committee will evaluate all responses to the RFLOI, and two (2) Professional Engineer Firms (PEF) will be selected to provide Independent Cost Estimating (ICE) services for the above-mentioned Projects, one assigned to each project.

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. David Stark, PE; Assistant Alternative Delivery Manager 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 to include which Project your Firm would like to be considered for. If your Firm would like to be considered for both, please rank the Projects in priority order.
- 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 Firms 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 – October 1, 2024

Deadline for LOI Submission – October 31, 2024

Selection Announcement\* - November 21, 2024

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