



Waterfront Implementation Program

Flood Mitigation Project – Public Hearing on Procurement and Proposal Process

May 23, 2023

Purpose of Public Hearing

Provide transparency to the proposal process and share recommendations:

- Review project purpose and need
- Explain contracting and delivery method evaluation and selection process
- Share list of respondents and shortlisted teams
- Share final ranking and recommendation
- Explain purpose of Interim Agreement
- Receive public comment

Project Purpose and Need

The City seeks to implement the Waterfront Implementation Project to:

- Mitigate stormwater and the most frequent tidal and riverine flooding
- Replace aging and failing shoreline infrastructure, where practicable and affordable
- Improve public accessibility and public amenities within key waterfront locations of Old Town Alexandria.
- Actualize the goals of the Waterfront Small Area Plan

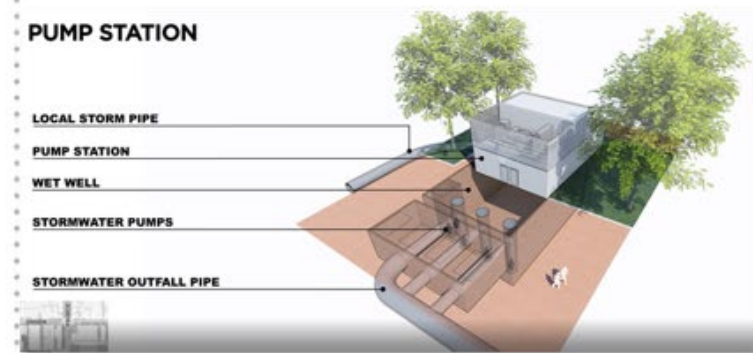
BACKFLOW of River Outfalls



OVERTOPPING of Bulkhead



INUNDATION of Storm Sewers

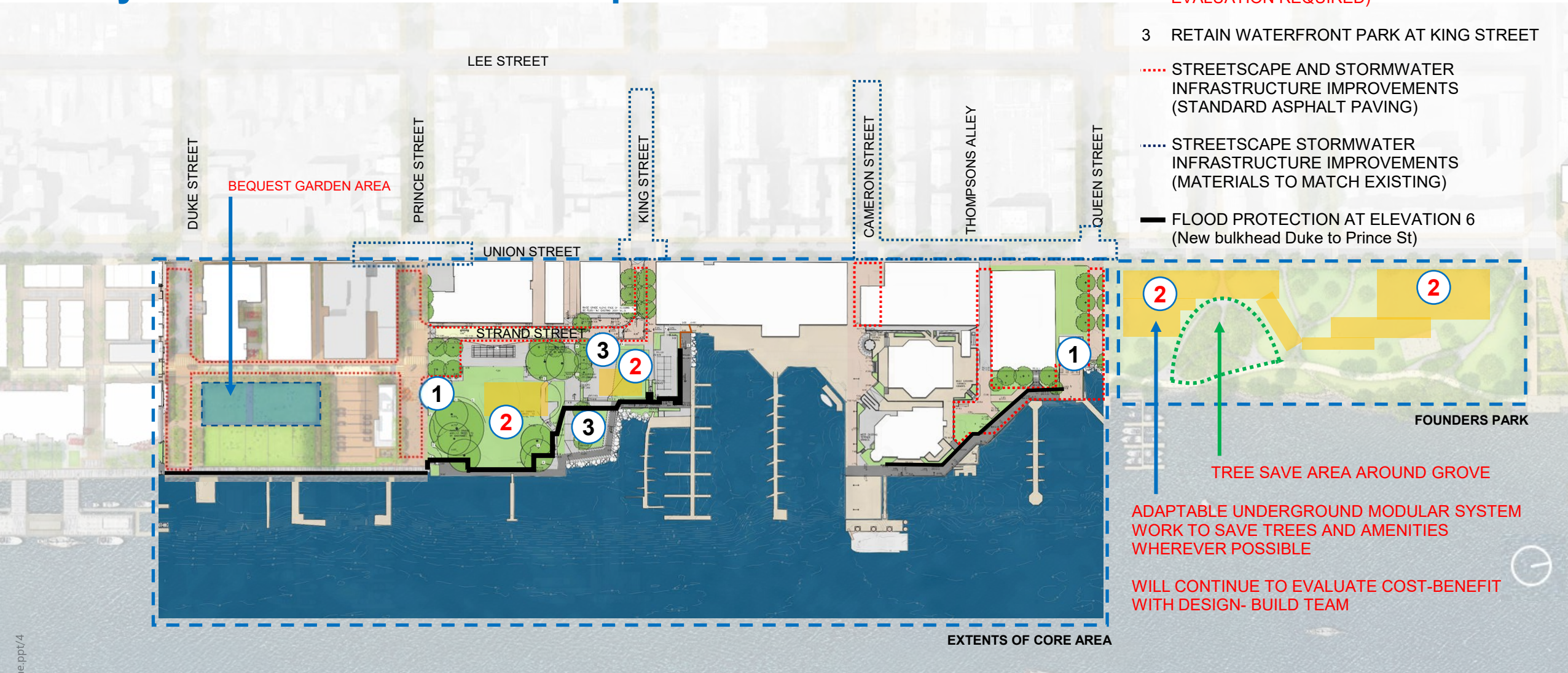


// Phase 1 – Scope to \$100M Budget

Hybrid Bulkhead & Landscape Based Flood Protection

LEGEND

- 1 PUMP STATION
- 2 **POTENTIAL** UNDERGROUND STORMWATER DETENTION CHAMBERS (**FURTHER EVALUATION REQUIRED**)
- 3 RETAIN WATERFRONT PARK AT KING STREET
- STREETScape AND STORMWATER INFRASTRUCTURE IMPROVEMENTS (STANDARD ASPHALT PAVING)
- STREETScape STORMWATER INFRASTRUCTURE IMPROVEMENTS (MATERIALS TO MATCH EXISTING)
- FLOOD PROTECTION AT ELEVATION 6 (New bulkhead Duke to Prince St)



..... TREE SAVE AREA AROUND GROVE

ADAPTABLE UNDERGROUND MODULAR SYSTEM WORK TO SAVE TREES AND AMENITIES WHEREVER POSSIBLE

WILL CONTINUE TO EVALUATE COST-BENEFIT WITH DESIGN- BUILD TEAM

Project Delivery and Contracting Method

- **Thorough analysis of available and applicable project delivery models:**
 - **Design-Bid-Build,**
 - **Fixed Price Design-Build,**
 - **Progressive Design-Build,**
 - **Construction Manager at Risk,**
 - **Public-Private Partnership (private funding / O&M)**
- **Progressive Design-Build Model Selected:**
 - **Provides flexibility to develop a project scope with continued public engagement**
 - **Allows for development of scope to meet fixed budget**
 - **Reduces risk of unexpected costs**
 - **Creates a collaborative partnership**

Project Delivery and Contracting Method

Progressive Design-Build Model:

- Governed by Virginia Public-Private Education Facilities and Infrastructure Act (PPEA)
- Delivered in 2 Phases

Phase 1 - Interim Agreement

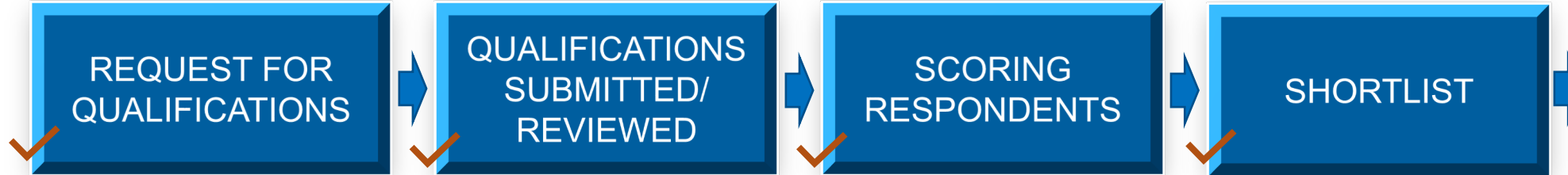
- Site investigations
- Analysis of alternatives
- Development of design
- Permitting
- Development of Guaranteed Maximum Price (GMP) proposal

Phase 2 – Comprehensive Agreement

- Completion of design
- Completion of permitting
- Construction of project

Solicitation Process – 2 Step, Competitive Negotiation

STEP 1



STEP 2



REVIEW AGREEMENT AND AWARD

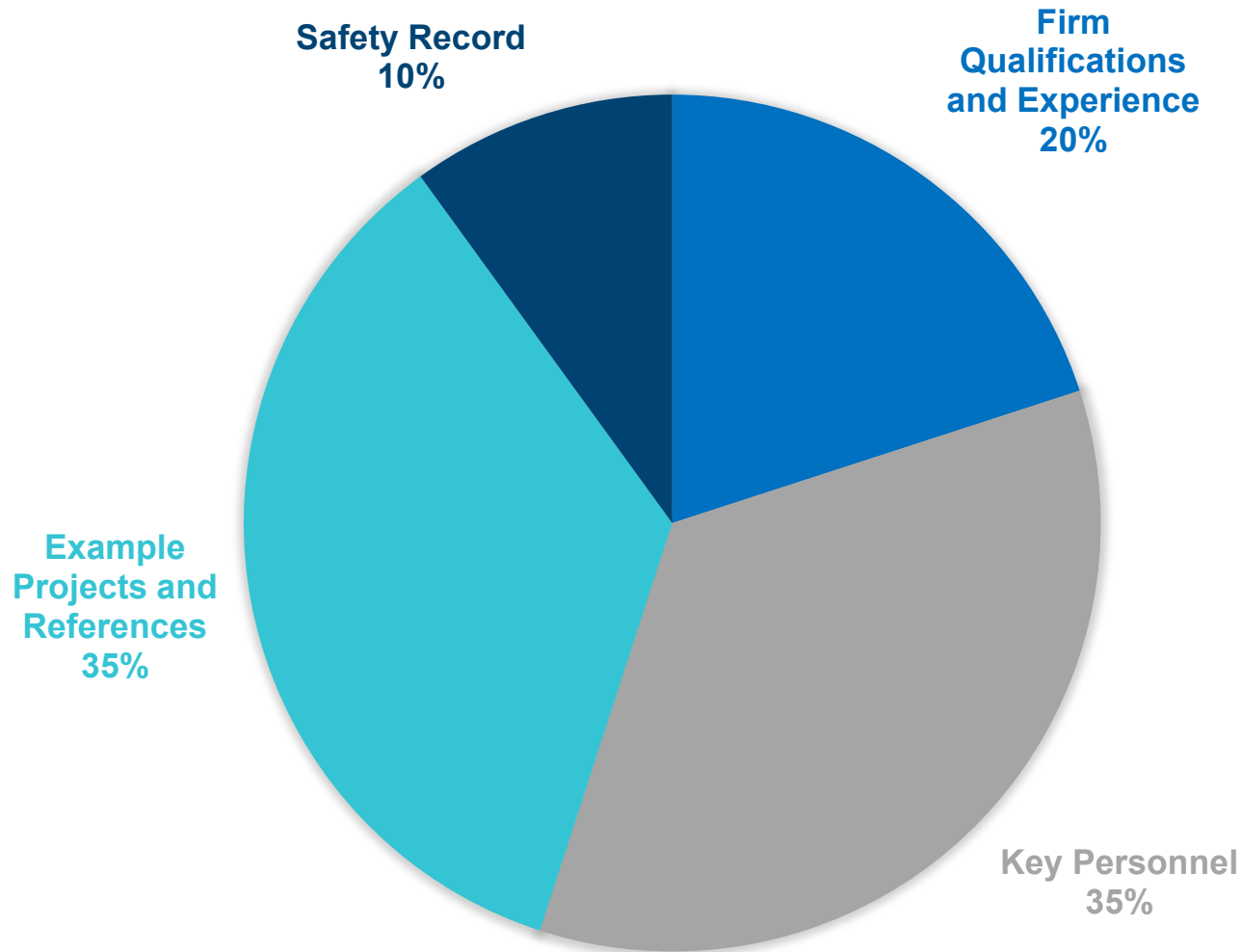


MAY 23, 2023

JUNE 27, 2023

Step 1 - Request for Qualifications – Scoring Criteria

SCORING CRITERIA



QUALIFICATIONS CONTENTS

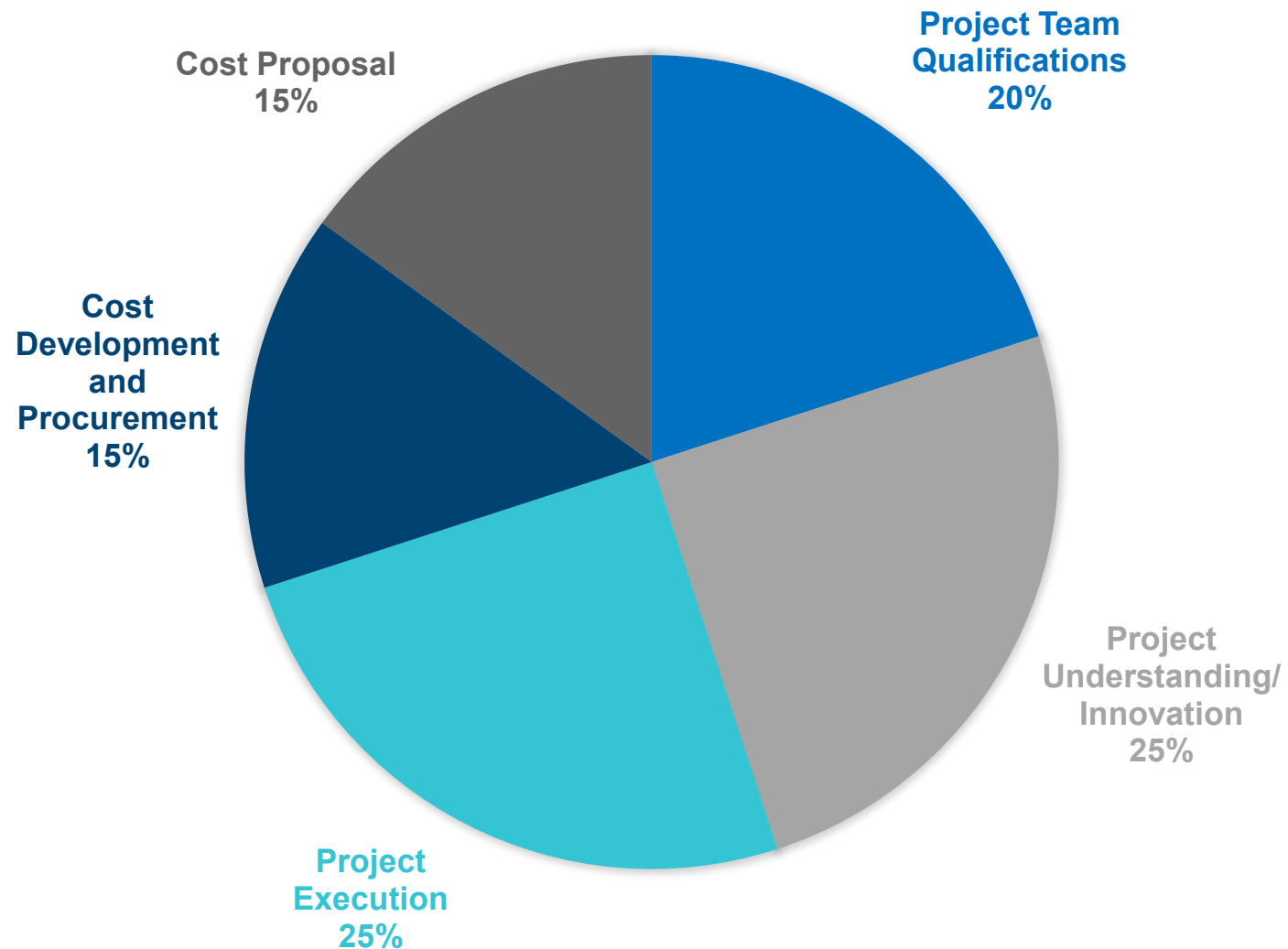
- Respondent Profile
- Firm Qualifications and Experience
- Key Personnel / Resumes
- Example Projects and References
- Safety Record

RESPONDENTS:

- Archer Western / Dewberry
- Clark / Stantec
- Flatiron / Arcadis
- **Kiewit / Jacobs**
- Kokosing / RK&K
- Michels / Michael Baker
- **Skanska / JMT**
- **Whiting-Turner / WBCM &WRA**

Step 2 - Request for Proposals – Scoring Criteria

SCORING CRITERIA



PROPOSAL CONTENTS

- Project Team Qualifications
- Project Approach
- Project Execution
- Cost Proposal

SHORTLISTED RESPONDENTS:

- Kiewit / Jacobs
- Skanska / JMT
- Whiting-Turner / WBCM & WRA

Ranking and Staff Recommendation

- Ranking Based on Proposals and Interviews in Step 2:
 1. Skanska / JMT
 2. Kiewit / Jacobs
 3. Whiting-Turner / WBCM & WRA
- Key differentiators

Staff Recommends commencing negotiations with highest-ranked respondent.

Purpose of Interim Agreement

- Contract for Phase 1 services
- Includes
 - Site investigations
 - Analysis of alternatives
 - Development of design
 - Permitting
 - Development of a Guaranteed Maximum Price (GMP) proposal

Execution of Interim Agreement does not select specific design alternative

Timeline for Interim Agreement

- May 16, 2023 - Update on Procurement to Waterfront Commission
- May 23, 2023 - Public Hearing on Proposal Process
- June 27, 2023 - City Council authorization of Interim Agreement.
 - Interim Agreement is publicly posted
 - Council to authorize the negotiation and execution of an Interim Agreement
 - **Not selecting a specific design alternative by executing the Interim Agreement**