



Legislation Text

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City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 16, 2023

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: JAMES F. PARAJON, CITY MANAGER /s/

FROM: TERRY SUEHR, DIRECTOR, PROJECT IMPLEMENTATION

DOCKET TITLE:

Public Hearing on Proposal Process for the Waterfront Implementation Project.

ISSUE: The Virginia Public-Private Education Facilities and Infrastructure Act (PPEA) governs the solicited procurement process for projects procured through the Progressive Design-Build model. The PPEA provides for a public hearing at the conclusion of the solicitation and review process to inform the public and receive comments.

RECOMMENDATION: That the City Council, and public at large, be apprised of the procurement process, proposals, and staff recommendation for the subject project and receive comments from the public.

BACKGROUND: The City advertised a two-step procurement process for the Waterfront Implementation Project in compliance with the PPEA guidelines to hire a collaborative and well-qualified Progressive Design-Build team. The City has completed the solicitation process, ranked shortlisted respondents, and will present staff recommendations and next steps during the Public Hearing on the solicited proposal process. This public hearing is being held in the interest of a fair and transparent solicitation process.

DISCUSSION: After the October 2022, PPEA-compliant two-step procurement advertisement for the Waterfront Implementation Project (via RFQU1047, Attachment 2), eight respondent teams submitted Statements of Qualifications. A Selection Advisory Committee (SAC) comprised of subject matter experts reviewed the qualifications and ranked the eight respondent teams based on the criteria established in the RFQU1047 solicitation. Three teams were shortlisted for further consideration. In February 2023, a Request for Proposals (RFP, Attachment 3) was issued to the three shortlisted respondent teams. Detailed proposals were received from all three shortlisted teams in April 2023 and interviews and proprietary meetings were conducted with each of the three teams. The SAC evaluated and ranked each team based on the criteria in the RFP, resulting in a consensus ranking. Staff recommends and anticipates commencing preliminary negotiations with the highest-ranked respondent team.

This project is being procured and delivered through the Progressive Design-Build model. This model requires selection of a combined design and construction team. The model divides the project delivery into two phases. Phase 1 services are contracted with the Interim Agreement and include site investigations, analysis of alternatives, development of the design, permitting, and development of a Guaranteed Maximum Price (GMP) proposal. The Interim Agreement describes the project requirements and summarizes objectives for the design and investigation services. After negotiation of the GMP, the Phase 2 services are contracted via

a Comprehensive Agreement. Phase 2 services include completion of design and permitting, and construction of the project.

Per the PPEA guidelines adopted by the City, the City Council must review the Interim Agreement prior to authorizing the City Manager to finalize negotiations and execute the agreement. The anticipated form of agreement (Attachment 4) is officially and publicly shared with Council as part of this Public Hearing. Staff anticipates the City Manager requesting authorization from Council to finalize negotiations and to execute the Interim Agreement at the June 27, 2023 Council legislative session.

FISCAL IMPACT: Council is not taking action in this Public Hearing and therefore no fiscal impact applies. Any subsequent agreement is anticipated to be limited to the existing CIP funding previously approved by Council.

ATTACHMENTS:

1. Request for Qualifications (RFQU 1047)
2. Request for Proposals (RFQU 1047)
3. Proposed Interim Agreement
4. Presentation

STAFF:

Emily A. Baker, Deputy City Manager

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