

# Long Bridge Project

May 25, 2023



## North and South Project Packages Update

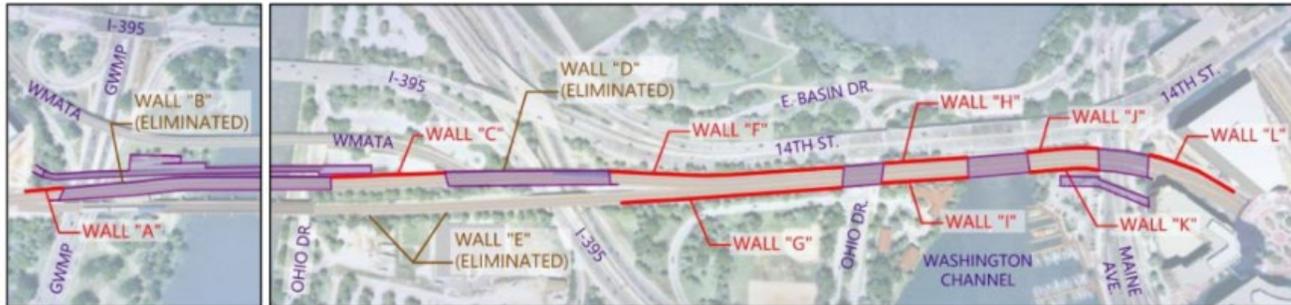


# Long Bridge Project Overview



**Bridges**

Project Map – Bridges



Bridge Key	
1	Potomac River Rail
2	Potomac River Bike-Ped
3	I-395 Rail
4	Ohio Drive SW (East) Rail
5	Washington Channel Rail
6	Maine Ave SW Rail
7	Maine Ave SW Ped

# Long Bridge Project Scope



The Project corridor is separated into four areas to reflect the varying site conditions and the transition from parkland to an urban context.

		Phase	Structures
S O U T H	1	GW Parkway	<ul style="list-style-type: none"> <li>Potomac River Rail Bridge (extends over the Parkway and Potomac River)</li> <li>Potomac River Bicycle-Pedestrian Bridge (extends over the Parkway and Potomac River)</li> </ul>
	2	Potomac River	<ul style="list-style-type: none"> <li>Potomac River Rail Bridge (extends over the Parkway and Potomac River)</li> <li>Potomac River Bicycle-Pedestrian Bridge (extends over the Parkway and Potomac River)</li> <li>Retaining Walls and Landscape Design</li> </ul>
N O R T H	3	East & West Potomac Parks	<ul style="list-style-type: none"> <li>Potomac River Bicycle-Pedestrian Bridge Landing</li> <li>WMATA/I-395 Bridge</li> <li>Ohio Drive SW (East) Bridge</li> <li>Washington Channel Rail Bridge</li> <li>Retaining Walls and Landscape Design</li> </ul>
	4	Maine Avenue SW Area	<ul style="list-style-type: none"> <li>Maine Avenue SW Rail Bridge</li> <li>Retaining Walls</li> <li>Maine Avenue SW Pedestrian Bridge</li> </ul>

# Long Bridge Project Work Progress

- Comment resolution on 30% design plans ongoing
- Utility test pitting
- Plat development for property needs
- Stakeholder coordination
- Permitting outreach
- **Construction contract procurement**



*Amtrak train crossing Potomac River on existing Long Bridge*

# Construction Procurement Schedule



**South Package**

## South Package (Design Build)

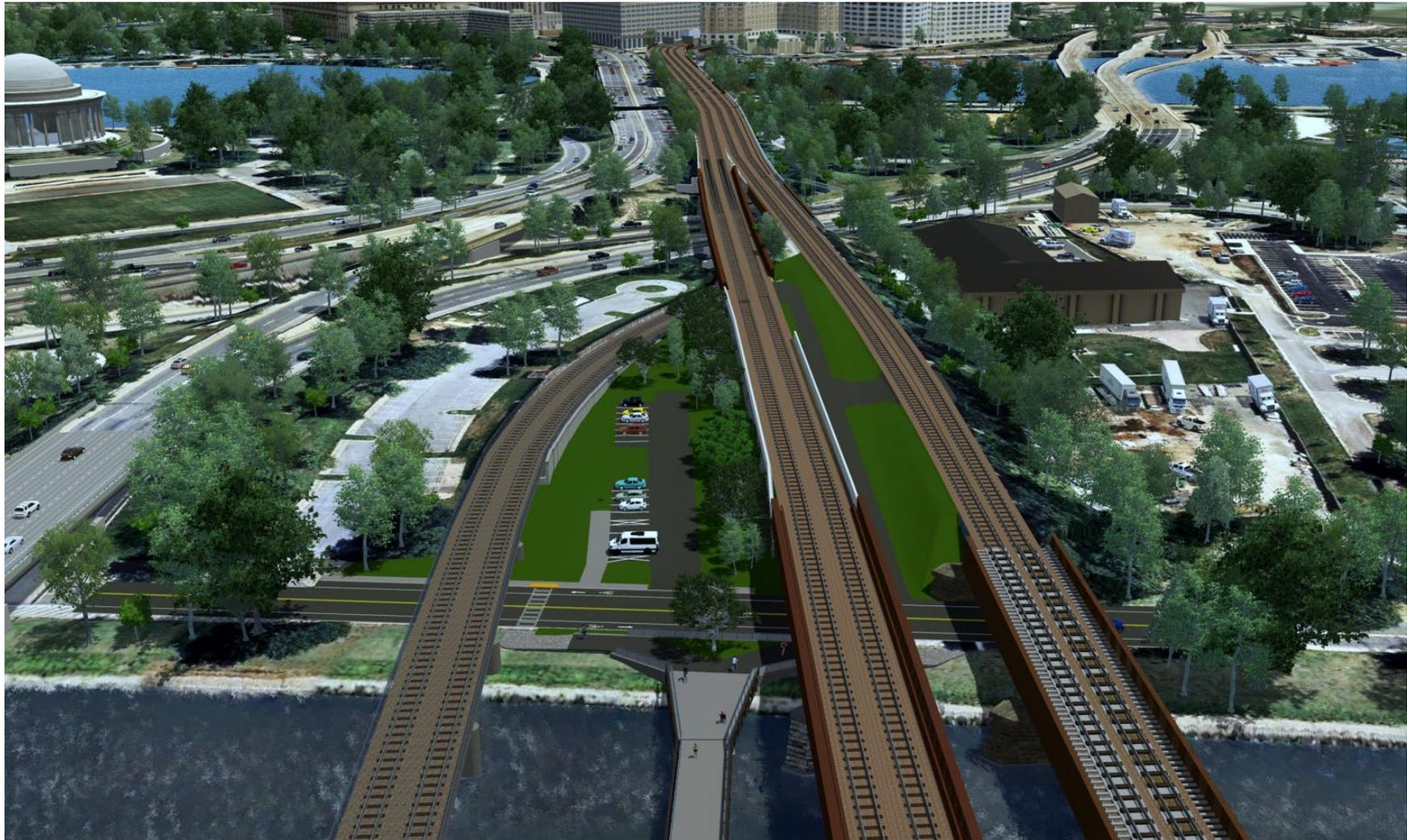
Event	Anticipated Date
Release of Request for Qualifications	June 30, 2023
Statements of Qualification Due	November 30, 2023
Shortlist announcement	January 2024
Release of Request for Proposals	February 5, 2024
Proposals Due	July 2, 2024
Notification of Highest Ranked Proposer	August 16, 2024
Design-Build Agreement execution	October 9, 2024
Substantial Completion	Late 2030

**North Package**

## North Package (Progressive Design Build)

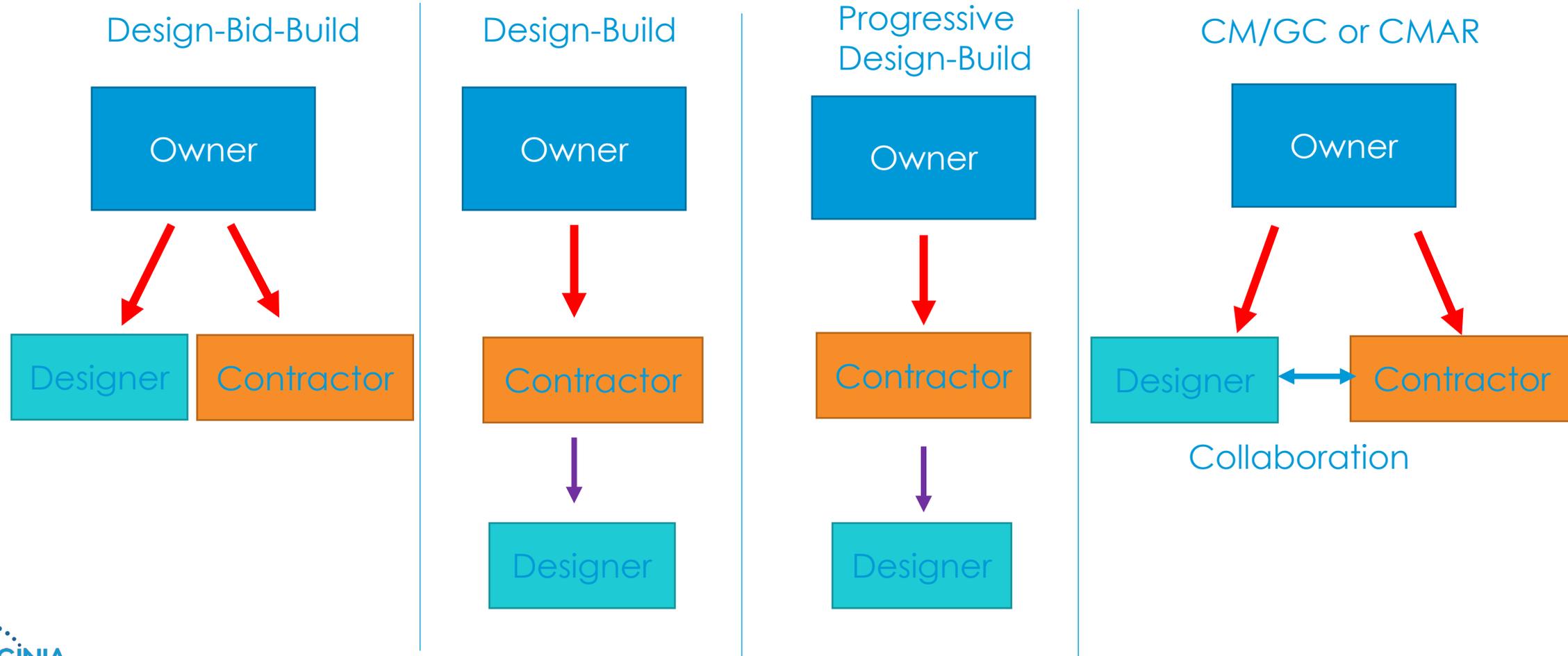
Event	Anticipated Date
Release of Request for Qualifications	March 24, 2023
Statements of Qualification Due	May 5, 2023
Shortlist announcement	June 21, 2023
Release of Request for Proposals	July 7, 2023
Proposals Due	September 15, 2023
Notification of Highest Ranked Proposer	October 20, 2023
PDB Agreement execution	December 2023
PDB Phase 1 Services	Q1-Q3 2024
PDB Phase 2 (contingent) start	Fall 2024
Substantial Completion	Late 2030

# The North Package Progressive Design Build

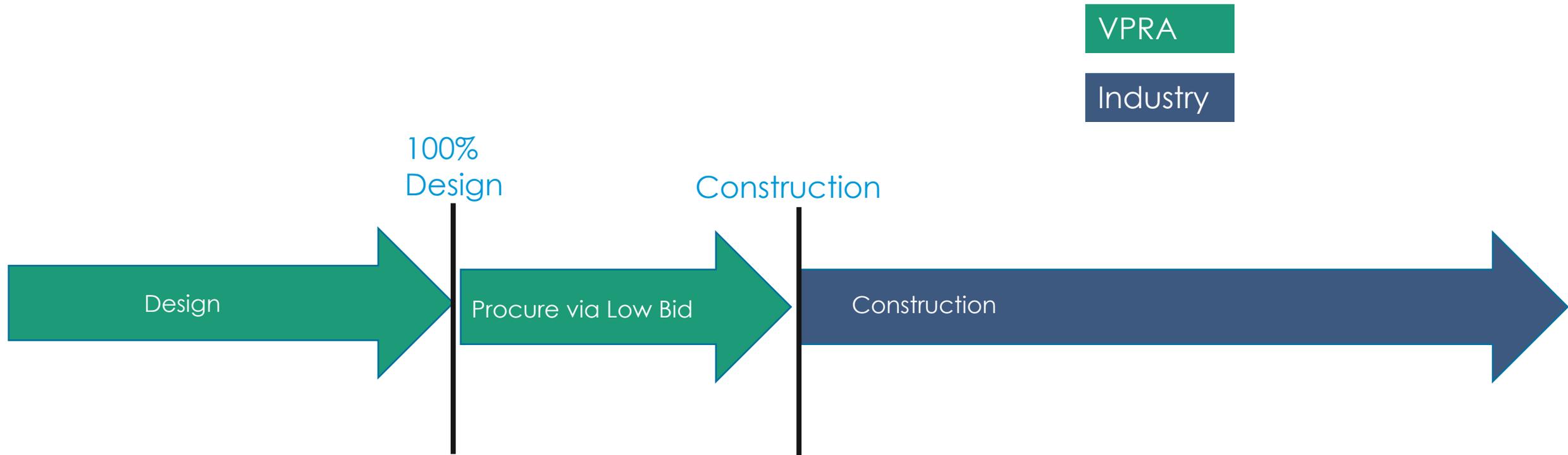


View looking north into Washington, DC

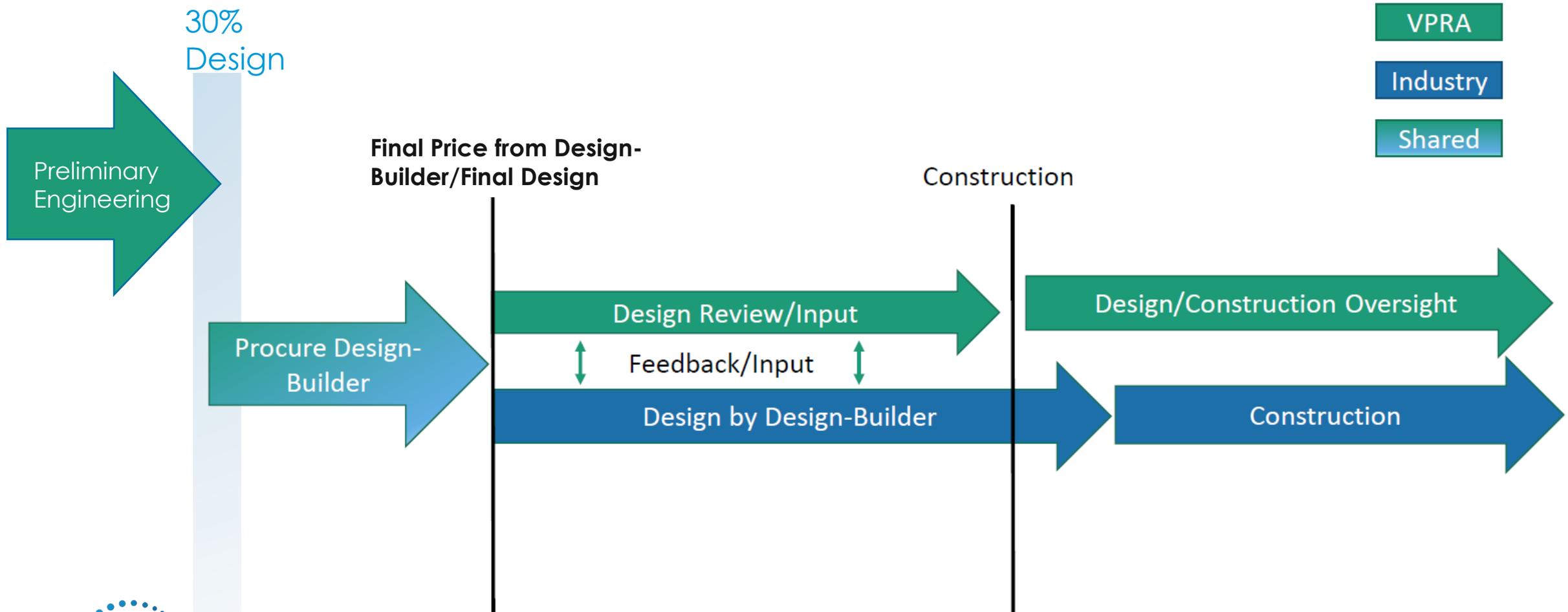
# Overview—Contract Structures



# Design-Bid Build Project Phases

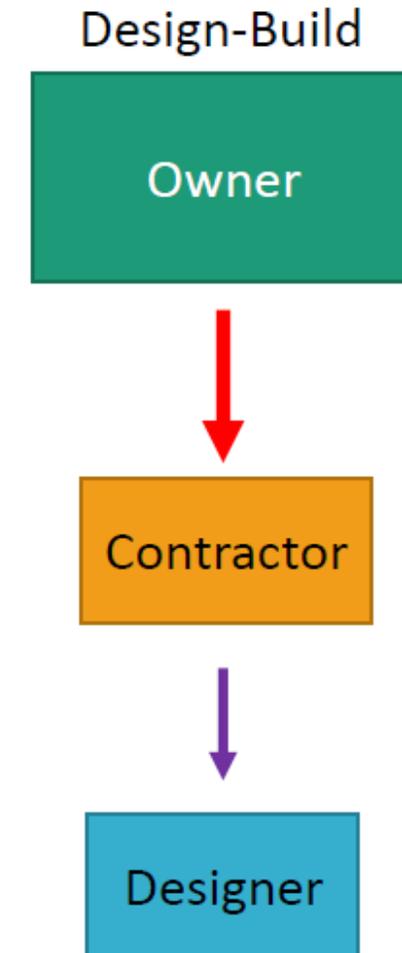


# Design-Build Project Phases



# Design-Build Project Delivery Method

- Design-Build (DB)—Long Bridge South Package
  - Owner advertises RFQs and screens respondents for their qualifications:
    - Best Value—3-4 teams are shortlisted
    - Low Bid—Initial screen of firms, then award based upon low bid upon firms invited to bid
  - Proposers are provided 30% plans and performance specifications
  - Firms develop Alternative Technical Concepts (ATCs) and look for creative ways to build the work more cheaply or efficiently
    - Best Value—award based on some formula accounting for proposal technical score and price
    - Low Bid—award based upon price alone
  - Greater price competition than PDB, but also greater potential for construction claims, particularly for Low Bid DB, because for some projects it can be very difficult to estimate final cost at 30% design



# Design-Build Procurement Steps

- Two-step procurement: South Package

## Step 1 - RFQ



VPRA

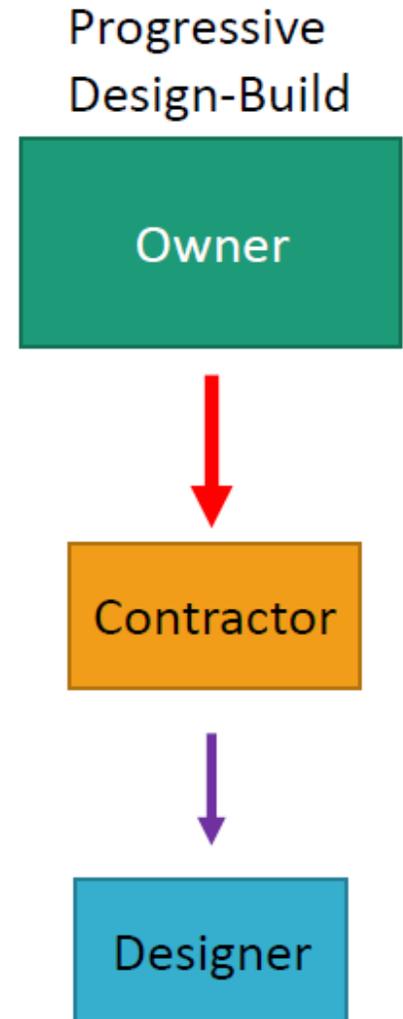
Industry

## Step 2 - RFP

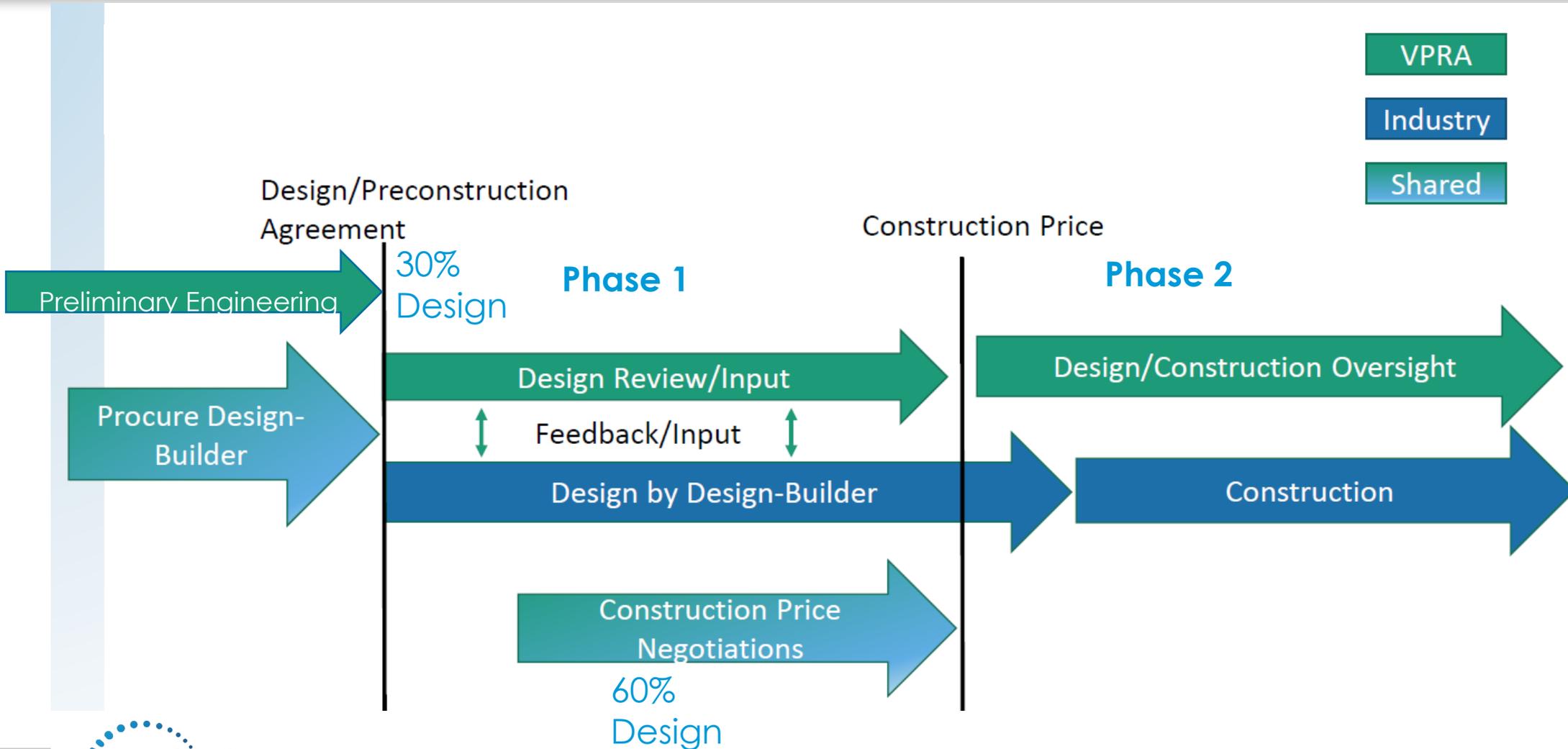


# Progressive Design Build Project Delivery Method

- Progressive Design-Build (PDB)—Long Bridge North Package
  - A two-phase contract—Phase 1 is design development beyond 30%. Contractor begins price negotiations at about 60% design. Phase 1 ends and Phase 2 begins when a price is agreed to and construction is ready to start.
  - Accounts for scope and risk involved with complex project with outside factors that are difficult to control
  - Contract awarded mostly based upon qualifications
  - Price developed by contractor during Phase 1 is verified by an Independent Cost Estimator (ICE). If contractor's price is more than 10% greater than the ICE's estimate and this difference cannot be resolved through negotiation, then the contract is terminated, the contractor's designer completes the design, and the construction is bid as a classic Design-Bid-Build (DBB) contract



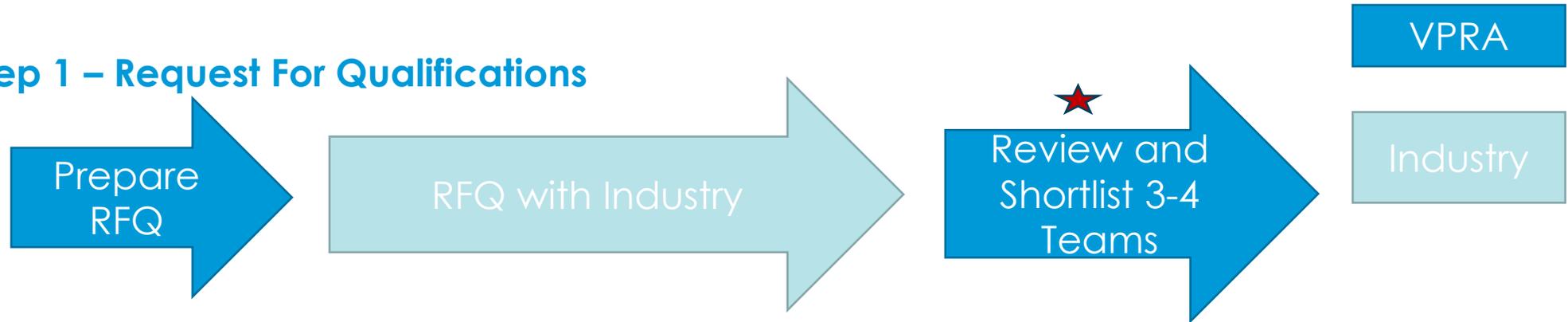
# Progressive Design-Build Project Phases



# Progressive Design Build Procurement Steps

- Two-step procurement: North Package

## Step 1 – Request For Qualifications



## Step 2 – Request For Proposals



# Progressive Design Build Procurement-Two Steps

- Step 1—Statements of Qualifications evaluated for relevant project experience, key personnel, overall project approach, quality management. The 3-4 highest scoring teams are then shortlisted.
- Step 2—Proposals are evaluated for detailed project approach broken out into Phase 1 and Phase 2 services, risk management, quality management, and approach to negotiating a construction price for Phase 2 services. Price for Phase 1 services and Phase 2 construction multipliers are part of the selection formula.



*Salamander Hotel, Washington Marina, Maine Avenue Pedestrian Bridge, Maine Avenue Rail Bridge, 14<sup>th</sup> Street Ramp*

# Progressive Design Build Contract-Two Phases

- Phase 1 (Design Development/Construction Price Negotiation) progresses the design beyond 30% and develops a price starting around 60%. ICE develops estimate on an open book basis until each side's prices are within 10%.
- Phase 2 (Design Completion/Construction) finishes the design and constructs the work agreed upon during the Phase 1 price negotiations.



*North Package corridor looking south to Virginia*

# Means of Controlling Cost for PDB



*Maryland Avenue Overbuild in the Portals  
Development*

Phase 1—team's not-to-exceed fee limits what can be charged for Phase 1 services.

Phase 2—

1. Construction multiplier (profit margin and home office overhead) is capped.
2. ICE rigorously evaluates the Design-Builder's price to ensure it is fair.
3. The contractor's estimates are required to be open book.
4. ICE estimate may not be more than 10% less than the contractor's price, otherwise contractor's price is rejected. VPRA can require the PDB designer to complete the design.
5. Self-performance is limited to 50% of the construction price, remaining 50% is subject to competitive bidding by subcontractors.

# Next Steps for North Package

- For VPRA evaluation team—develop shortlist from submitted SOQs by June 21, 2023
- For Long Bridge Project team—release RFP by July 7, 2023
- For shortlisted PDB teams—submit proposals by September 15, 2023
- For VPRA Board—approve contract award at December 6, 2023 Board Meeting



*Amtrak train heading north through North Package corridor*