

December 6, 2023

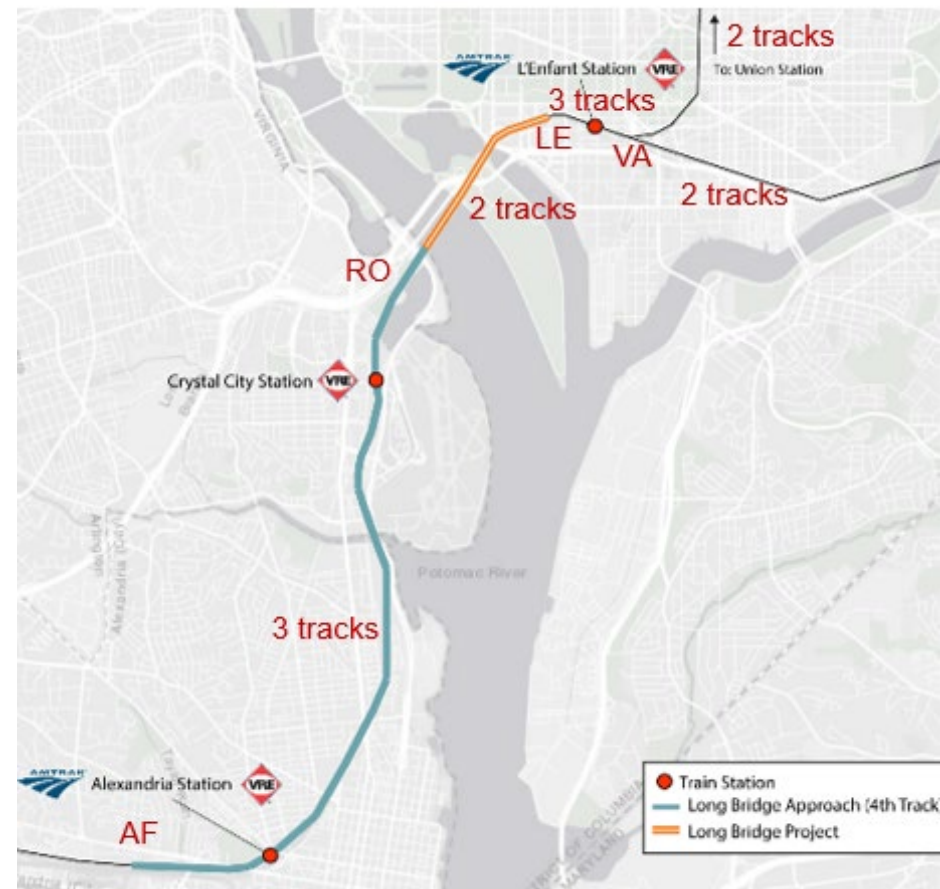
Long Bridge North Package Procurement



Prior 2023 Board Meetings

- **January 24, 2023** – Long Bridge PMSS Contract Approval
 - Shirlene Cleveland
 - Project overview; awarded PMSS contract
- **May 25, 2023** – Long Bridge Project Update
 - Mike McLaughlin & Shirlene Cleveland
 - North and South Project Packages updates; reviewed various project delivery methods
 - Previewed two-step procurements for each package
- **August 30, 2023** – Major Capital Project Milestones
 - Mike McLaughlin & Wini Jenkins
 - Confirmed to Board VPRA staff would bring PDBA to Board for award in December 2023
- **November 16, 2023** – Board Workshop
 - Closed session briefing on procurement outcomes and agreement contents

Long Bridge Area Overview



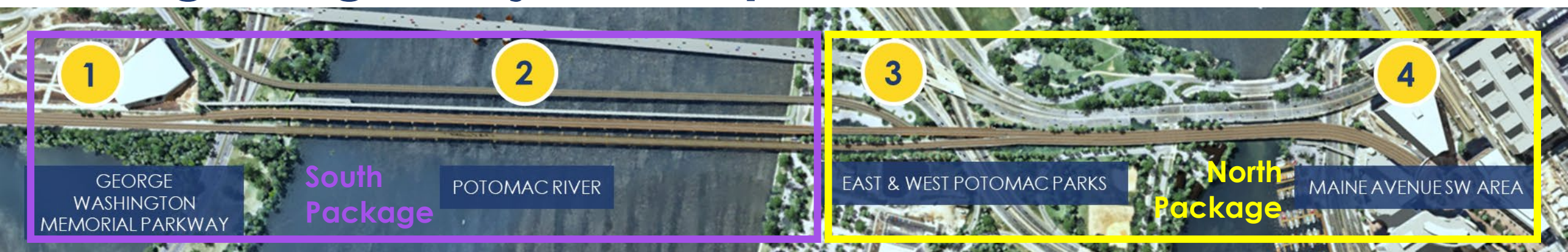
← **L'Enfant 4th Track** (LE to VA)
(2028)
(3 to 4 tracks)

→ **Long Bridge** (RO to LE)
(2030)
(2 to 4 tracks)

← **Alexandria 4th Track** (AF to RO)
(2026)
(3 to 4 tracks)



Long Bridge Project Scope

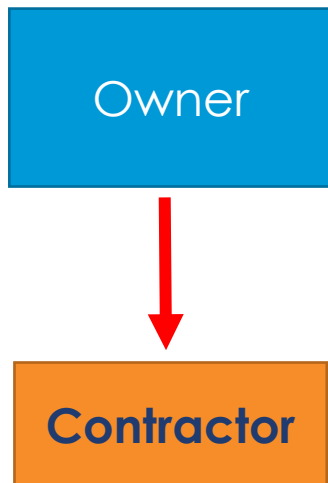


The Project corridor is separated into four areas to reflect the varying site conditions and the transition from parkland to an urban context.

Phase		Structures
SOUTH	1	GW Parkway <ul style="list-style-type: none">Potomac River Rail Bridge (extends over the Parkway and Potomac River)Potomac River Bicycle-Pedestrian Bridge (extends over the Parkway and Potomac River)
	2	Potomac River <ul style="list-style-type: none">Potomac River Rail Bridge (extends over the Parkway and Potomac River)Potomac River Bicycle-Pedestrian Bridge (extends over the Parkway and Potomac River)Retaining Walls and Landscape Design
NORTH	3	East & West Potomac Parks <ul style="list-style-type: none">Potomac River Bicycle-Pedestrian Bridge LandingWMATA/I-395 BridgeOhio Drive SW (East) BridgeWashington Channel Rail BridgeRetaining Walls and Landscape Design
	4	Maine Avenue SW Area <ul style="list-style-type: none">Maine Avenue SW Rail BridgeRetaining WallsMaine Avenue SW Pedestrian Bridge

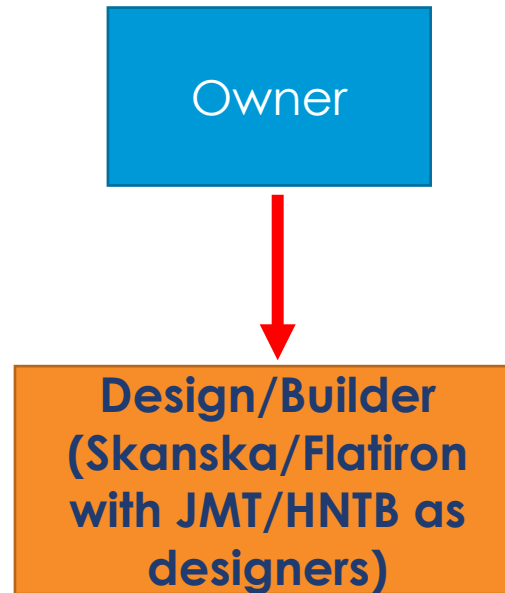
Project Delivery Methods

Design-Build



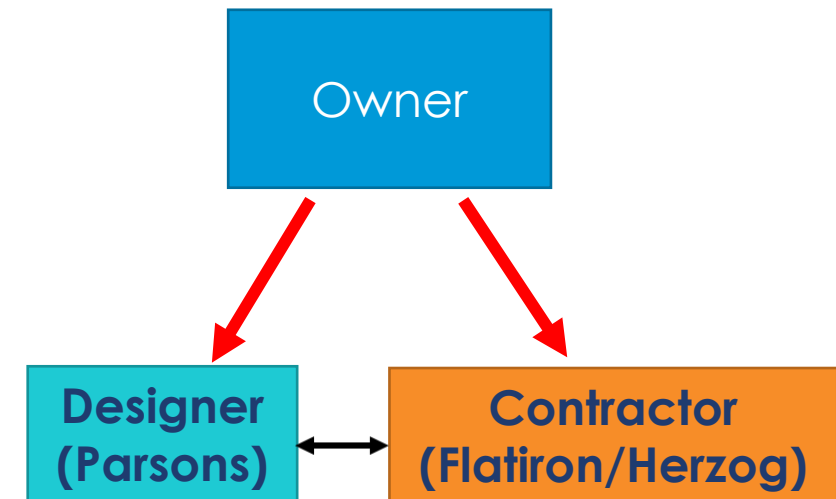
Long Bridge South

Progressive Design-Build



Long Bridge North

Construction Manager/ General Contractor



Collaboration

Franconia-Springfield Bypass

North Package Procurement Process

- Procurement milestones for Long Bridge North Progressive Design-Build
 - Industry Day – February 24, 2023
 - Release RFQ – March 24, 2023
 - Qualifications due – May 5, 2023
 - Shortlist announced – June 21, 2023
 - Release RFP – July 7, 2023
 - Proposals due – September 15, 2023
 - Interviews with firms – October 11, 2023
 - Board workshop – November 16, 2023
 - Notice to Award – Following Board approval
 - Notice to Proceed – Following Board approval
- VPRA review team with significant support from VPRA Procurement and Legal Teams, as well as the Owner's Rep consultant.



Maine Avenue SW, DC

Progressive Design-Build Agreement

- Compensation
 - Phase 1 – Design, Pre-construction, Early Works
 - Cap of ~\$39M
 - Actual compensation based on hours incurred
 - Phase 2 – Construction
 - Lump sum negotiated after 60% design and sufficient de-risking achieved
- Phase 2 Price Negotiations
 - Opinion of probable construction cost within 90 days
 - Binding price proposal at 60% design
 - Open Book reconciliation
 - Independent Cost Estimator (ICE) and 10% threshold
 - Three-Party Agreement



Progressive Design-Build Agreement, cont.

- Project Security Package
 - Performance Guarantees
 - Performance Bond
- Liquidated Damages
 - Late completion LDs (\$95K / \$26K per day); \$100M maximum
- Limited Relief Events
 - 16 events
- Construction Warranties
 - Two years



**Test Pile Driving in East Potomac Park,
October 2023**

Next Steps

- Board consideration of Progressive-Design Build Agreement
- VPRA Executive Director to execute Progressive-Design Build Agreement
- VPRA staff will issue notice to proceed once conditions satisfied (early January)



Maine Avenue SW, DC

Questions?

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