

October 28, 2016

**RFP No. CM-1059
RFQ No. 0000143675**

**Consultant Construction Management (CCM) Services for the Enhanced Station Initiative
(Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens,
Manhattan, the Bronx and Staten Island)**

Supplemental Information Bulletin No. 2

To All Prospective Proposers:

Note: Due to the time constraint of this project, the due date, November 9th, remains the same.

This Supplemental Information Bulletin consists of one (47) pages.

A) Solicitation:

Please be advised the initial posting on the NYCT Procurement Website for this solicitation included an incorrect phone number for the Procurement Representative, Nathalie Lebrun. The correct phone number is (646) 252-6349. Her email address is Nathalie.Lebrun@nyct.com

B) PRE-PROPOSAL CONFERENCE

As requested at the Pre-Proposal Conference held on October 25, 2016, please find the following:

- Enhanced Station Initiative CCM Presentation (39 pages). Please be advised that any information contained in the presentation is considered preliminary in nature and the Authority shall not be bound by such information.
- Attendance Sheets (6 pages).
- List of Firms Currently Supporting MTA in the ESI Program (1 page).

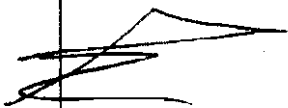
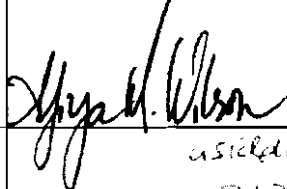
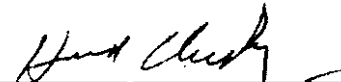
Please be governed accordingly when submitting your Qualification Packaged in consideration of Step 1 of this RFP.

Sincerely,

 10/28/16

Frank Salvato
Assistant Chief Procurement Officer
Materiel Division

Company/Representative Attending Pre-Proposal Conference for CM - 1059 RFQ #143675

Representative	Company Name	Check-In
ROLAND A. ERICSSON Albert Pozorigo	M&J Engineers, P.C.	 RERICSSON@MJENGINEERS.COM (917) 574-6543
Afiya Wilson	Gedeon GRC Consulting	 awilson@gedeongrc.com 5168737010 EXT 110
Amir Siddiqui	Simco Engineering, P.C.	asiddiqui@simcope.com 212-385-6100
Bill Fall	Kimley Horn	Bill Fall 466-255-1112 Bill.Fall@kimley-horn.com
David Hecht	Hill International	+ Paul of Hill Int david.hecht@hillintl.com
Desiree Rucker	AFG Group, INC.	Drucker@AFGCM.COM
Douglas Traver	Telonic	DTraver@TelonicEngineering.com 115 311 9500
Howard Chynsky	Simco Engineering, P.C. <i>CMBE</i>	 hchynsky@simcope.com 212-385-8100 X1623

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Jayanta Dutta	JCMS, INC.	607-781-7317 jdutta@jcms.com
Jessie Jaime	Jacobs Civil Consultants, INC.	Jessie Jaime jessie.jaime@jacobs.com
Joseph E. Ferrata, P.E.	KS Engineers, P.C.	631-512-1022 jeferrata@kseng.com
Kiran Patel	Ty Lin International	609-819-2952 kiran.patel@tylin.com
Kirit Mevawala, P.E.	Louis Berger	Kirit Mevawala (714) 407-1011 kmevawala@louisberger.com
Luigi Brasacchio, P.E.	KS Engineers, P.C.	Luigi Brasacchio 212-722-0000 x149 307-790-1640 631-512-1022 @kseng.com lbrasacchio@kseng.com
Luigi Zechin	EnTech Engineering, P.C.	Luigi Zechin 212-722-0000 x149 lzechin@entech-pe.com
Michael D'Alessandro	Kimley Horn	619-929-7532 MICHAEL.DALESSANDRO@KIMLEY-HORN.COM
Mike Moskowitz	STV, INC.	

Mike Rafat	Jacobs Civil Consultants, INC.	212-235-1111
Moh Longi, P.D., P.E.	Longi Engineering, D.P.C.	212-235-1111
Mohyi (Moe) Soliman	Naik Consulting Group, P.C.	Mohyi Soliman - DBE/MBE 917-466-6781 msc@manco-naikgroup.com
Neil Porto	Ty Lin International	neil@tylin.com
Peter Pappas	HNTB Corporation	Peter Pappas ppappas@hntb.com
Phillip Rosner	Interactive Elements	Phillip Rosner WBE/DBE 212-490-9090 PR@iei-hntb.com
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Scott Petretta	Systra	
Sean Daly	HNTB Corporation	Sean Daly sdaly@hntb.com
Susan Bayat	EnTech Engineering, P.C.	S. Bayat

Tarek Hatab	HNTB Corporation	Tarek Hatab Tarek Hatab 917-317-5958
Will Flores	STV, INC.	Will Flores
Yosry Bekhiet	CBI	Yosry.bekhiet@cbi.com 212-240-6030, cell 609-2064544 cell
Zahid Ismail, P.E.	ZI Engineering, P.C.	Zahid ZAHID ISMAIL (917) 513-5939 MB-DBE

PHILIP McGRADE

LIRo

mgrade@lir.com (718) 963-5526

ROBERT BUXBAUM
TERR BULTS
Shahraz Ramzan

TDX Construction
EIONO INC
HIRAN GROUP

212 279-1981 rbuxbaum@tdxconstruction.com
212 971-0936 tbults@eiononut
516 248 1010 SHARMAZ@hiranigroup.com

New York City Transit Authority

MEETING REGISTER

DATE: 10/25

TIME:

PLEASE PRINT: CM-1059

Name	Company	Address	Telephone
IJAZ AKBAR	IA Engineering R	9733 85th St C301C Park Ave	718-848-7800
Jesse Jaime	Jacobs	21000 Plaza NY, NY 10110	718-490-3100
Mike Rafael	Jacobs	21000 Plaza NY, NY	718-490-3100
ROBERT BuxBAUM	TOX Construction Corp	330 7th Ave. NY NY 10001	212 279-1981
SHAHNAZ RAMZAN	HIRA NI SRASR	30 Tericho Ave Plz Tericho, NY 11753 516-410-1010	516-410-1010
PHILIP McGRADE	LiRo	111 Broadway NY NY	718-570-5520
Joe Ferraro	KSE	65 Broadway NYC	646-312-1012
Howard Chynsky	SINCO Engineering (CMBE)	80 Maiden Lane #501 NY, NY 10038	212 385-8100 X1623
Tom S. Williams	SINCO Engineering	..	212 714 6000
Mark Perle	TYLON	110 W. 110th St 29th Fl.	646-764-7510

New York City Transit Authority

MEETING REGISTER

DATE:

TIME:

PLEASE PRINT:

Name	Company	Address	Telephone
Tom T. ...	Tectonic Eng	118 St ... Forest Hills	718-311-9200
Dr. D.	212-240-3700
Muhammad Zuber	SI Engineering	39 Broadway NY, NY 10006	212-554-5928
SCOTT McFARLAND	SI ENGINEERING	39 BROADWAY NY, NY	917-941-1767
ROBERT PARYLAK	MOTT MACDONALD	1400 Broadway 30 Floor NY NY 10018	212-589-1157
Desiree Rucker	AFG Group, Inc.	450 Seventh Ave. Suite 706 NY NY 10123	212-877-2612 DRUCKER@AFGCM.COM
KIRIT MEVANA	Louis Berger	48 Wall St. 16th Floor New York	848-459-7121 KMEVANA@LBERGER.COM

Firms Currently Supporting MTA in the ESI Program:

A.G. Consulting Engineering

A. Estéban & Co.

Arup

B. Thayer Associates

CityID

Clark Transportation

DCS Infrastructure Eng.

DESI (Distinct Engineering)

Grimshaw Architects

Integrated Strategic Resources

Kal Krishnan Consulting Services

Naik Consulting Group

NCE

Page Ayres Cowley Architects

Stellar Services Inc.

Sowinski Sullivan Architects

Via Collective

VJ Associates

Yu and Associates

Enhanced Station Initiative: CCM Pre-Proposal Conference

October 25, 2016



Agenda

1. ESI Program Goals
2. ESI Scope of Work
3. ESI Organization
4. CCM Contract/Procurement
5. Key CCM Attributes
6. CCM Staffing
7. CCM Responsibilities



1. ESI PROGRAM GOALS



Governor's Directive

- Renewals and Enhancements of 33 Stations in all 5 NYC Boroughs.
- Schedule driven – “Get in and get out”.



ESI Program

- ESI Program was created in response to Governor's Directive.
- Two-pronged strategy to drive schedule:

Contract Procurement strategy:

- ❖ Divide up 33 Stations into 8 Design-Build Contract Packages (concurrent design & construction).
 - > First 4 DB Contract Packages (16 Stations) to be managed by CCM.

Station Closure strategy:

- ❖ Full, simultaneous closure of stations to fullest extent possible.



Contract Procurement Strategy

DB Contract Packages 1, 2, 3 and 4

- 16 Stations

- 3 Boroughs

Package 1, Brooklyn BMT R

(NTP Nov 2016)

- Prospect Avenue
- 53rd Street
- Bay Ridge Avenue

Package 2, Queens BMT NQ

(NTP Feb 2017)

- 30th Ave.–Grand Ave.
- Broadway
- 36th Ave.–Washington Ave.
- 39th Ave.–Beebe Ave.

Package 3, Manhattan IND

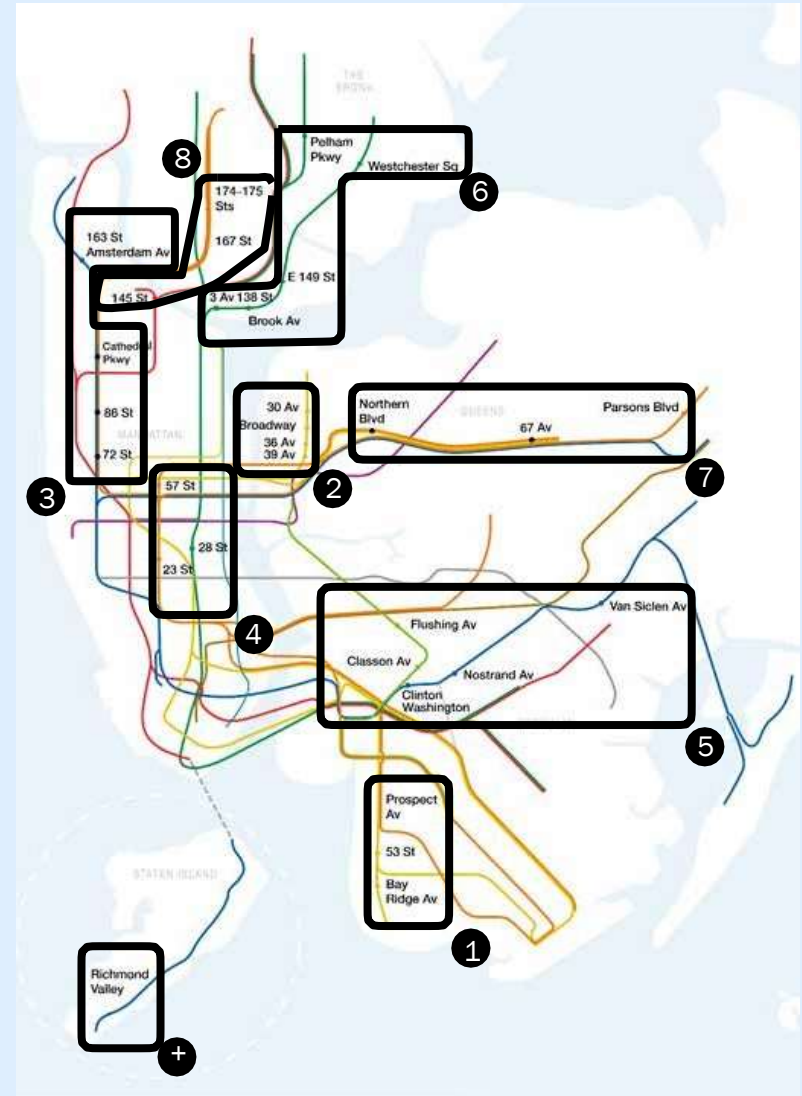
(NTP Mar 2017)

- 163rd Street C
- Cathedral Parkway (110th) B C
- 86th Street B C
- 72nd Street B C

Package 4, Manhattan IND &

IRT (NTP Apr 2017)

- 57th Street (IND) F
- 23rd Street (IND) F M
- 28th Street (IRT) 6
- 34th Street (IRT) 1 2 3
- 34th Street (IND) A C E



Expedited Closure Strategy – DB Contract Packages 1 and 2

Full, Simultaneous Closures to fullest extent possible

	MR #	Station	Div	Line Name	Borough	Construction	Ridership	Closure / Bypass	GO
Package 1	30	Prospect Avenue	BMT R	4th Ave.	Brooklyn	Subway	6,230	All stations can be closed simultaneously. Full station closures OK	Works with 53 Street - one track at a time
	34	53rd Street	BMT R	4th Ave.	Brooklyn	Subway	7,533		Works with Prospect Ave - one track at a time
	36	Bay Ridge Avenue	BMT R	4th Ave.	Brooklyn	Subway	8,240		Separate GO required - option of both tracks simultaneously
Package 2	3	Grand Avenue-30 Ave	BMT N Q	Astoria	Queens	Elevated	13,774	Can only be closed with 36 Ave - one platform at a time. QB platform closure - temp egress stair required at Broadway (Queens bound only).	All four stations work together - one track at a time. Operational stations must return to service for morning rush hour. Flagging not allowed after dark.
	4	Broadway	BMT N Q	Astoria	Queens	Elevated	12,678	Can only be closed with 39 Ave - one platform at a time. QB platform closure - temp egress stair required at 30 Ave (Queens bound only).	
	5	Washington Ave.-36 Ave	BMT N Q	Astoria	Queens	Elevated	7,194	Can only be closed with 30 Ave - one platform at a time. QB platform closure - temp egress stair required at Broadway (Queens bound only).	
	6	Beebe Ave-39 Ave	BMT N Q	Astoria	Queens	Elevated	2,768	Can only be closed with Broadway - one platform at a time. QB platform closure - temp egress stair required at 30 Ave (Queens bound only).	

Expedited Closure Strategy – DB Contract Packages 3 and 4

Full, Simultaneous Closures to fullest extent possible

	MR #	Station	Div	Line Name	Borough	Construction	Ridership	Closure / Bypass	GO
Package 3	149	163rd Street	IND C	8th Ave.	Manhattan	Subway	3,772	All stations can be closed simultaneously. Full station closures OK.	Separate GO required - one track at a time
	155	Cathedral Pkwy (110th St.)	IND B C	8th Ave.	Manhattan	Subway	6,742		Works with 86 St and 72 St - one track at a time
	158	86th Street	IND B C	8th Ave.	Manhattan	Subway	10,771		Works with 110 St and 72 St - one track at a time
	160	72nd Street	IND B C	8th Ave.	Manhattan	Subway	8,679		Works with 110 St and 86 St - one track at a time
Package 4	224	57th Street	IND F	6th Ave.	Manhattan	Subway	15,045	All stations can be closed simultaneously. Full station closure OK	Separate GO required - one track at a time
	228	23rd Street	IND F M	6th Ave.	Manhattan	Subway	27,049		Separate GO required - one track at a time
	404	28th Street	IRT 6	Lexington	Manhattan	Subway	22,794		Separate GO required - one track at a time. Weekend GO's not compatible with Clark St.
	318	34th Street-Penn Station	IRT 1 2 3	7th Ave.	Manhattan	Subway			
	164	34th Street-Penn Station	IND A C E	8th Ave.	Manhattan	Subway			



2. ESI SCOPE OF WORK



Typical Scope of Work - Renewals

- State of Good Repair (SOGR):
 - ❖ Structural Steel Repairs.
 - ❖ Concrete Repairs.
 - ❖ Waterproofing.
 - ❖ Wall Tile Patching.
- New Platform Edges.
- Stair Upgrades/Improvements.
- Flooring Upgrades/Improvements.
- Painting/Cleaning.



Typical Scope of Work - Enhancements

- Improve aesthetics and customer experience (“WOW”).
- Industrial Design Elements:
 - ❖ New Street Entrance Canopies and Totems.
 - ❖ LED Lighting.
 - ❖ Leaning Bars.
 - ❖ Trash Cans.
- Fare Control Reconfiguration (with Glass/Mesh Barriers)
- New Floor and Wall Finishes.
- Decluttering Cable/Conduit.
- Improved Wayfinding Signage.
- On-the-Go Informational Dashboards.
- Communication Systems – PA/CIS, WiFi, HelpPoint, PIDs.
- Arts for Transit – Mosaic Tile, Glass with Art Inner-layer.



New Platform Edges, LED Lighting, On-the-Go Dashboards, Leaning Benches, New Floor Finishes





New Street Entrance Canopies and Totems

Positive, Inviting Street Presence – Hallmark of ESI Program

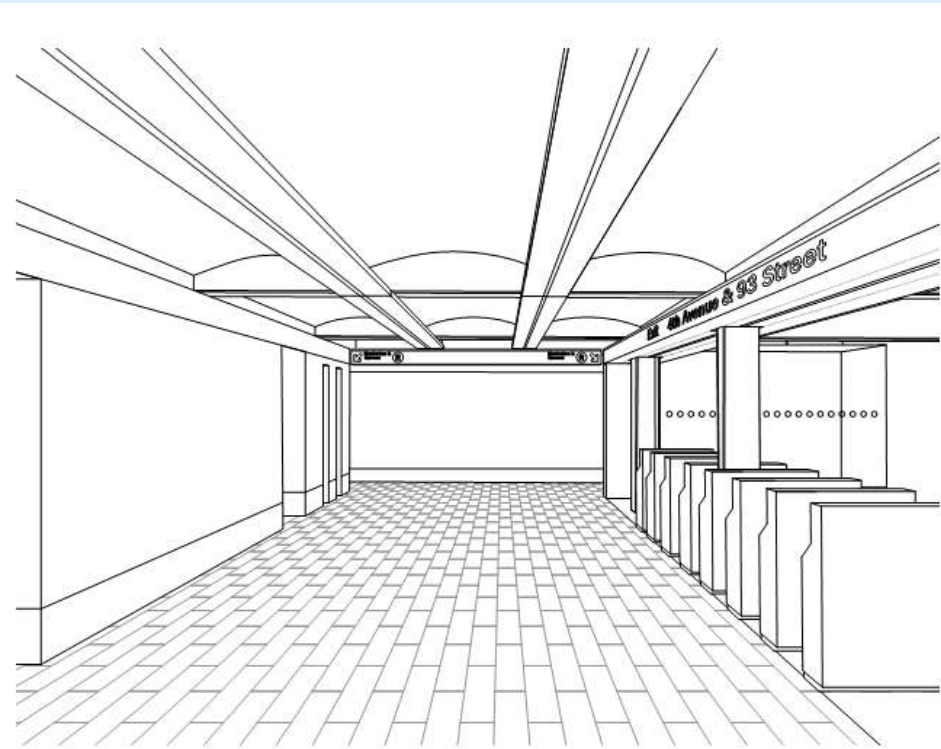
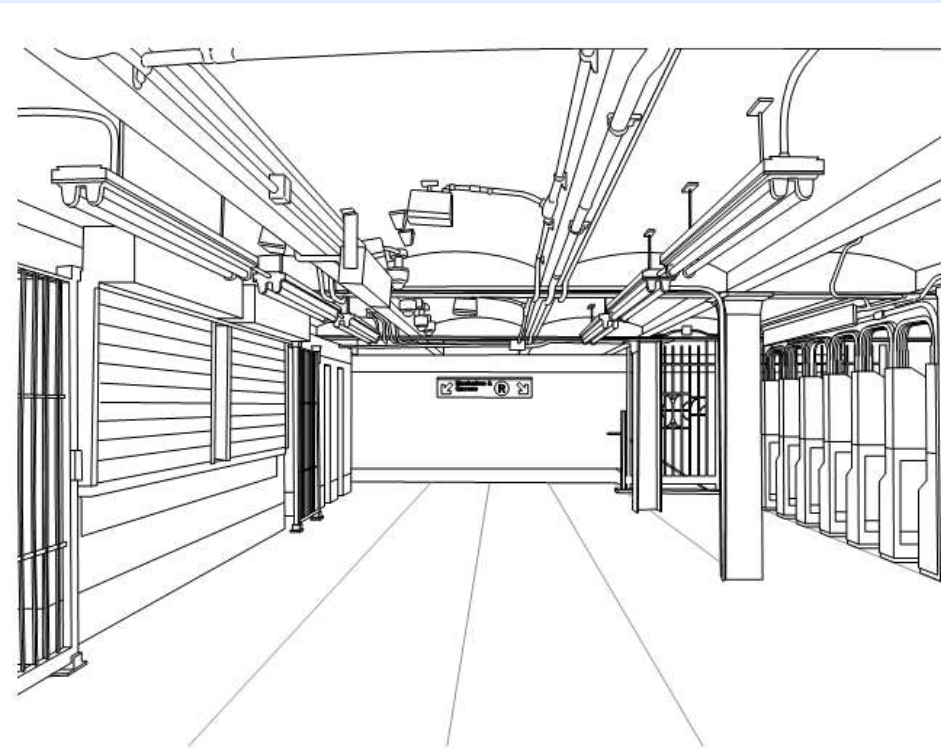




Fare Control Reconfiguration with Glass or Mesh Barriers at Fare Arrays (Dividing Paid vs. Unpaid Zones)

Clear Sight Lines Improve Intuitive Wayfinding, Promote Calm

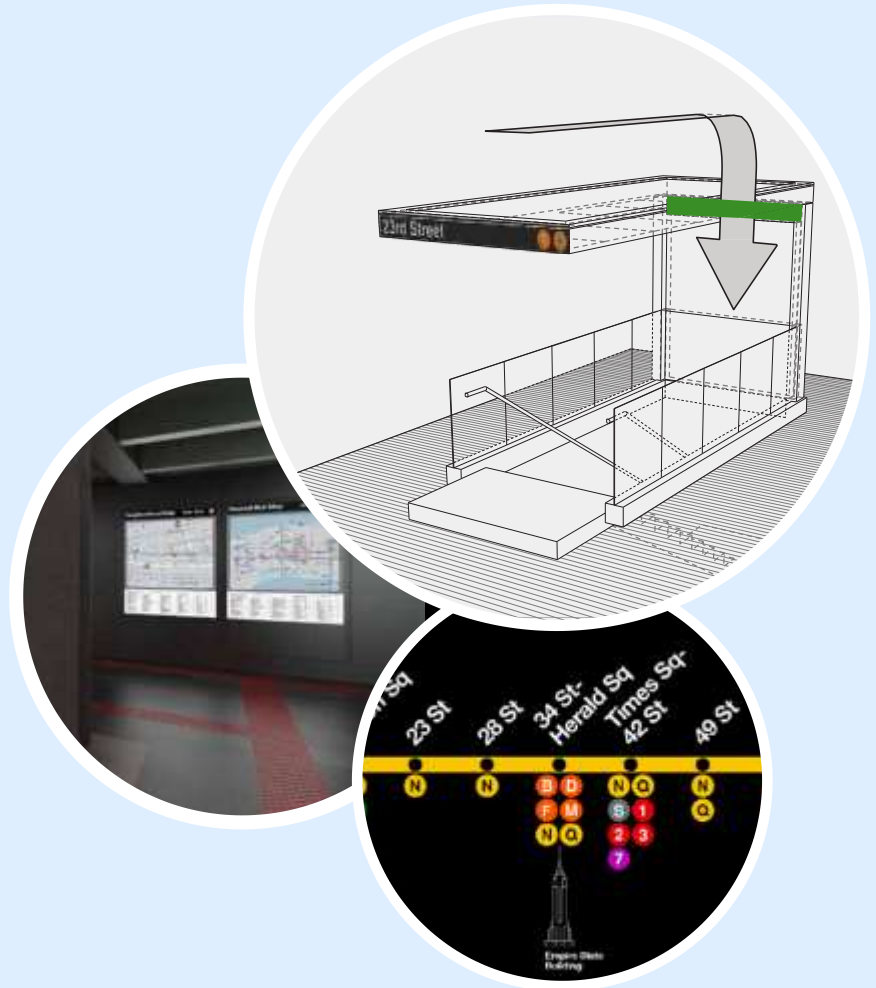
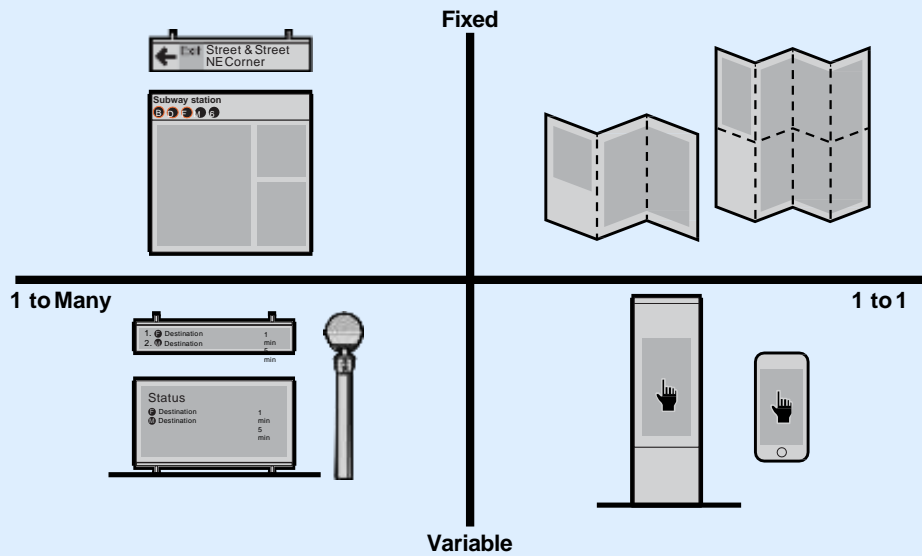




Decluttering of Cable/Conduit

Clarify, Simplify the Station Environment





Improved Wayfinding Signage

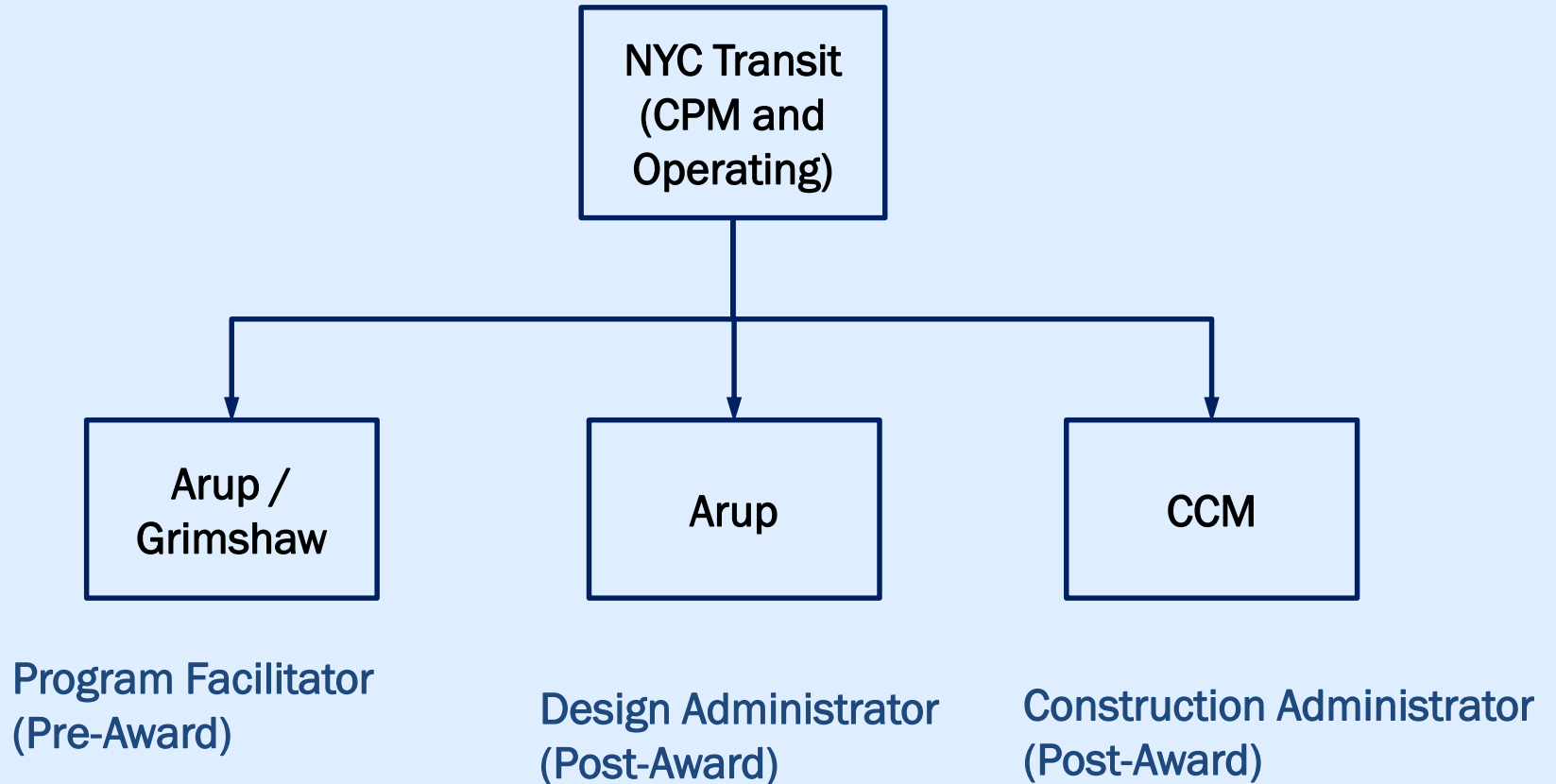
Delivering the Right Information in the Right Place, at the Right Time



3. ESI ORGANIZATION



ESI Team



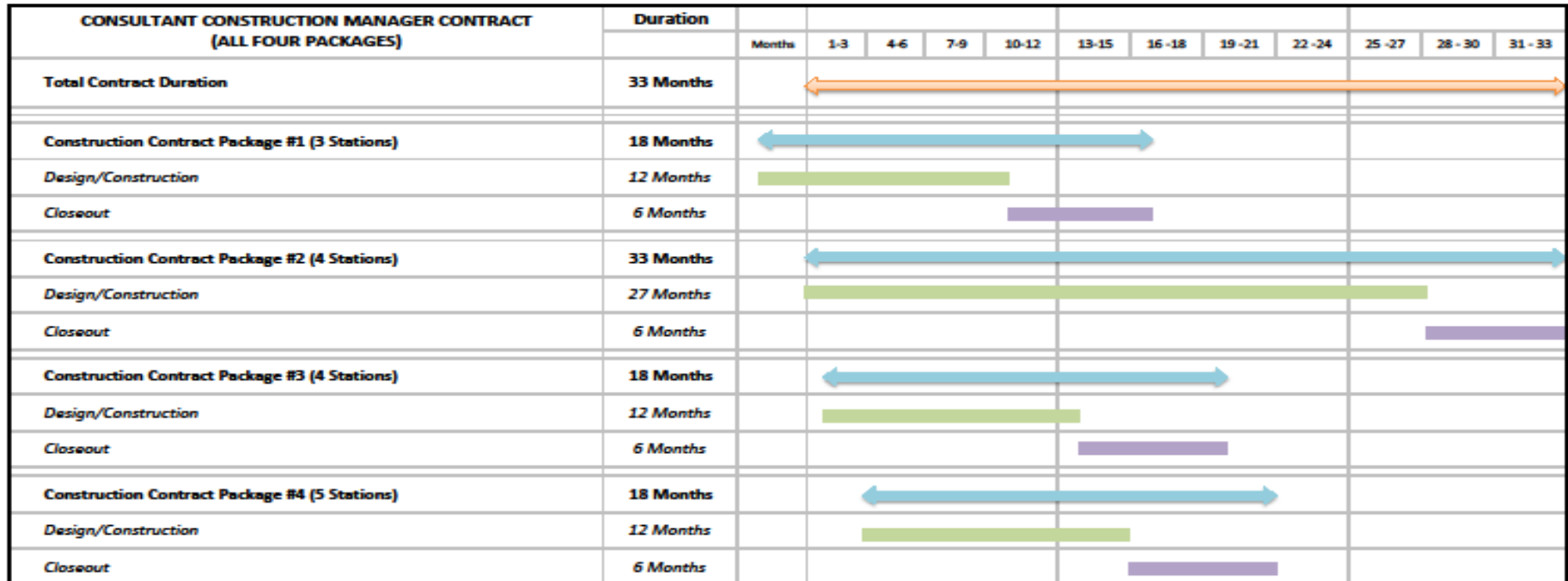
4. CCM CONTRACT



CCM Contract

- Qualification Packages due November 9, 2016.
- Anticipated RFP available on/after December 5, 2016.
- Anticipated NTP – February/March 2017.
- Approximate duration of 33 months.
- Construction management/administration of first 4 DB Contract Packages comprising 16 stations.
- Covers both Design/Construction and Closeout Phases.
- NTE w/ fixed average hourly rates for each staff title.
- 15% MBE and 15% WBE Goals.
- The number of CCM contract awards will be determined by assessment of consultant's demonstrated ability to manage work at multiple locations simultaneously and to allocate sufficient resources.

CCM Contract Phasing Barchart



5. KEY CCM ATTRIBUTES



Key CCM Attributes

- Extension of the NYCT CMO office.
- “Eyes and ears” of the NYCT CMO office.
- Fast-learning curve; self-starting and self-learning.
- Keep the job moving; proactively resolve issues and make decisions.
- For commercially important issues, propose recommended solutions to NYCT CMO.
- Abide by policies/rules/procedures of NYCT – AWOs, payments, TAL requests, etc.
- Take appropriate actions when Safety is violated: Safety is #1 priority.
- Field presence/coverage: Field Engineers are required, not Inspectors.

6. CCM STAFFING



CCM Staffing

- With the exception of Contract Package #2, One (1) Field Office per Station.
- On-site field coverage at all stations at all times; 24/7, 2-3 shifts/day.
- Minimum field staff requirements:
 - ❖ One (1) Resident Engineer for each station/office.
 - ❖ One (1) Field Engineer – Civil/Structural for each station/office.
 - ❖ One (1) Field Engineer – Electrical for each station/office.
 - ❖ One (1) Field Engineer – Communications for each station/office.
 - ❖ One (1) Field Engineer – Architect for each station/office.
 - ❖ One (1) Field Engineer – Mechanical for each station/office.



CCM Staffing

- Minimum management/administrative staff requirements:
 - ❖ One (1) Project Manager for each CCM Contract.
 - ❖ One (1) Project Scheduler for each DB Contract Package.
 - ❖ One (1) Administrative Staff Member for each DB Contract Package.
 - ❖ One (1) Office Engineer / Document Controller for each DB Contract Package.
 - ❖ One (1) Cost Estimator for each DB Contract Package.



CCM Staffing

- Additional CCM staff (encouraged):
 - ❖ Safety Manager for each DB Contract Package.
 - ❖ Quality Manager for each DB Contract Package.
 - ❖ Senior Resident Engineer for each DB Contract Package
 - ❖ Additional Administrative support for payments, AWOs, submittals, etc.



6. CCM RESPONSIBILITIES



CCM Responsibilities

- Schedule Controls
- Cost Controls / Estimating
- Document Controls.
- Project Administration.
- Quality Assurance/Quality Control Oversight.
- Safety / Environmental Management.
- Construction Inspections.
- Special Inspections.
- Project Coordination.
- BU/SC Administration.
- FC/Closeout Administration.



Schedule Controls

- Review and accept monthly schedule reports.
- Recommendation to mitigate schedule delays.
- If delays can't be mitigated, make a determination:
 - ❖ Contractor-caused delays:
 - BU/SC slippage – Liquidated damages.
 - ❖ TA-caused, Differing/Unforeseen Site Condition delays:
 - SC slippage – Impact costs.
 - ❖ TA Operational and 3rd Party delays:
 - SC slippage – No-cost time extension.
 - TAL service delays – Idle time reimbursement
- Accelerations:
 - ❖ BU early completion – Incentive Payment.

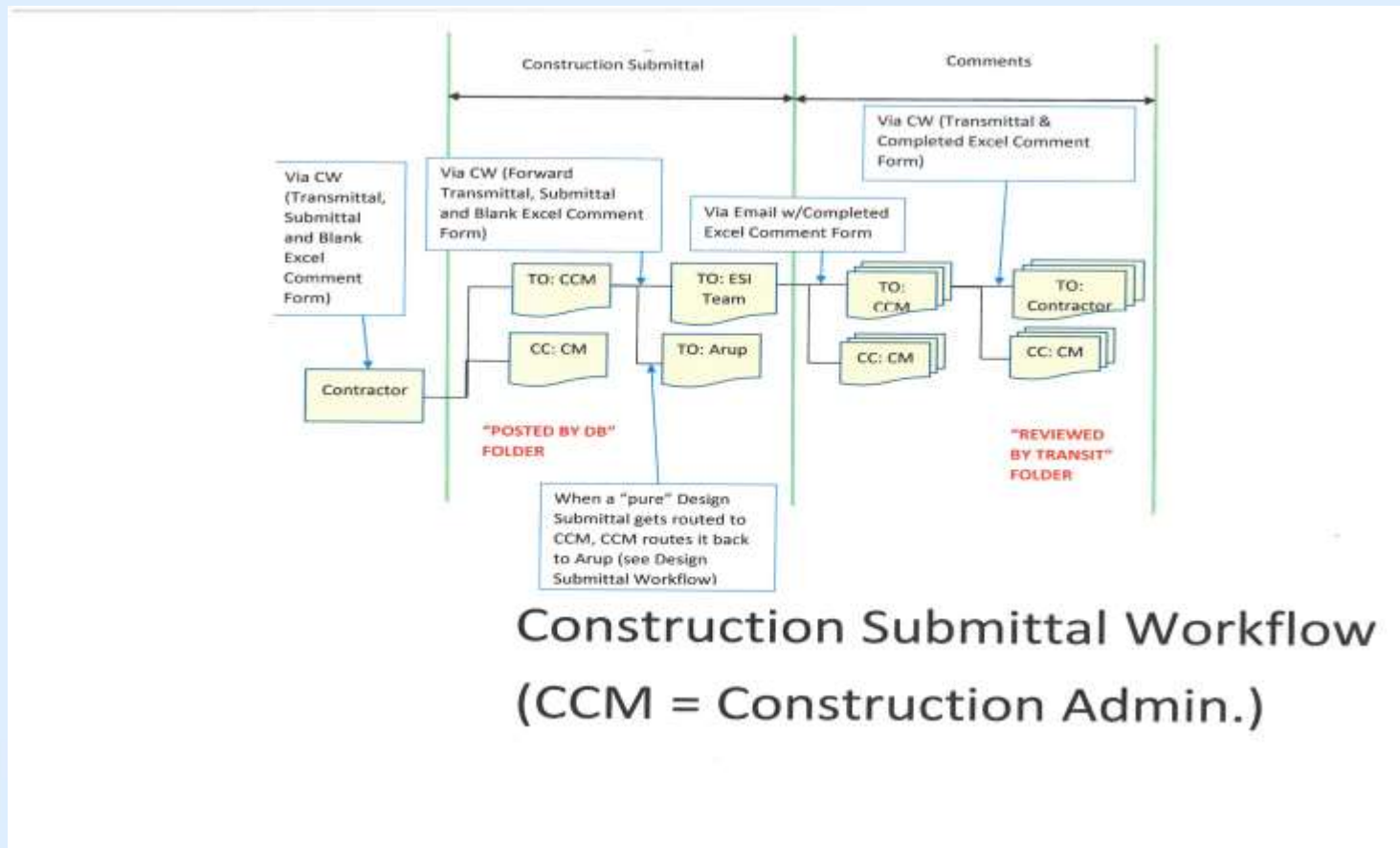


Cost Controls / Estimating

- Review and ensure backup for Contractor Payments – up to 2 per month.
 - ❖ Updated WBE/MBE Report (online).
 - ❖ Certified Payroll.
 - ❖ Approved monthly DCB with backup.
 - ❖ Affidavit Certifying Payment to Laborers & Subs.
 - ❖ Certificate of Cleanliness.
 - ❖ Certificate of Minimum Wage.
 - ❖ Certificate of Compliance with 1C (Preparing/Updating As-Builts).
- Maintain payment logs.
- Prepare AWO cost estimates.

Document Control

- Constructware.
- Construction Submittals – response within 7 working days.



Project Administration

- Reporting:
 - ❖ CCM Progress Reports.
 - ❖ CCM Field Inspection Reports.
 - ❖ Meeting Minutes / meeting agendas.
 - ❖ Letters/correspondence.
- Change Order Administration
 - ❖ AWO cost estimates.
 - ❖ AWO scope of work.
 - ❖ AWO negotiations.
 - ❖ AWO documentation and logs.
- Subcontractor and key staff approvals.
- TA Labor Service Requests.

Quality Assurance / Quality Control

- Each construction activity - Quality Work Plan.
- Ensure conformance of work with Contract Documents and Shop Drawings.
- Ensure QA/QC of document control and project administration.
- Ensure and facilitate closure of:
 - ❖ Contract waiver requests.
 - ❖ Contract deviation requests.
 - ❖ Or-equal requests.
- Issue and ensure closure of:
 - ❖ Non-conformance reports.
- Ensure regular updates to As-Builts (Record Drawings).
- Coordinate Hold Point inspections for mockups/prototypes.

Safety / Environmental Management

- Each construction activity - Safe Work Plan.
- Daily safety briefings.
- Asbestos abatement work – TA.
- Lead and other hazmat abatement work – Contractor.
 - ❖ Hazardous waste manifest signoff by qualified TA staff.
- Dust control.
- Noise control.
- PPE.
- Daily Contractor Personnel Access Form.
- Track safety training.
- Daily housekeeping of jobsite.



Construction Inspections

- On-site field coverage at all stations at all times; 24/7, 2-3 shifts/day.
- Field Engineers are required, not Inspectors.
- Daily CCM Field Inspection Reports.
- Field Engineers have the authority to stop the work/job in the event of a Safety violation.
- Field Engineers are responsible for ensuring that all work is performed in accordance with the Shop Drawings and Contract Documents.
- Field Engineers are the first line of defense; they are the “eyes and ears” in the field and must immediately report any issues (Quality, Safety, Environmental, Technical, etc.) back to RE.

Special Inspections

- CCM shall retain the services of a Special Inspection Agency.
- Special Inspection Agency shall:
 - ❖ Perform all NYS Code required special inspections and tests.
 - ❖ Be guided by the schedule of work requiring special inspections and tests (as prepared by the Contractor).
 - ❖ Develop and furnish all written reports for each inspection and test conducted.
 - ❖ Generate NCRs as required.
- CCM shall:
 - ❖ Facilitate coordination between the Contractor and Special Inspection Agency.
 - ❖ Verify that Special Inspection Agency is performing all responsibilities.
 - ❖ Ensure Contractor's prompt closure of all NCRs generated by the Special Inspection Agency.



Project Coordination

- NYCDOT DDC Projects:
 - ❖ HWK1669 (4th Avenue Pedestrian Safety Improvements) – should not affect DB Contract Package #1.
 - ❖ HWPEDSF1 (MultiSite Pedestrian Safety Improvements) – potential impact to DB Contract Package #2.
- NYCT CPM Communication Projects:
(Transit Wireless, ICC, EMD)
 - ❖ PA/CIS.
 - ❖ Beacon.
 - ❖ WiFi.
 - ❖ HelpPoint.



BU/SC Administration

- Successful Pre-Final Inspections.
- Approved As-Builts (Record Drawings).
- Successful Special Inspections (with requisite reports).
- Successful/passing Hold Points (particularly for Visual Quality Submittals/Mock-Ups).
- Successful Commissioning (systems).
 - ❖ Successful Testing and Acceptance
 - ❖ Approved O&M Manuals.
 - ❖ Successful Training.
- Only non-safety Punch Lists.
- “Photo ready” requirements.



October 18, 2016

RFP No. CM-1059
RFQ No. 0000143675

**Consultant Construction Management (CCM) Services for the Enhanced Station Initiative
(Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens,
Manhattan, The Bronx and Staten Island)**

Supplemental Information Bulletin No. 1

To All Prospective Proposers:

This Supplemental Information Bulletin consists of one (1) Page.

A) PRE-PROPOSAL CONFERENCE:

Please be advised that the initial posting on the NYCT Procurement Website for this solicitation included an incorrect date for the Pre-Proposal Conference. The correct date is October 25, 2016. The NYCT Procurement Website posting (<http://web.mta.info/nyct/procure/conrfp.htm>) has been corrected.

In addition, please be advised that **firms interested in attending the Pre-Proposal Conference must pre-register with Nathalie Lebrun by 12:00 PM on October 21, 2016** so that building access arrangements can be made.

Due to space constraints in the room, **each firm will be limited to two representatives.**

Please be governed accordingly when submitting your Qualification Package in consideration of Step 1 of this RFP.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frank Salvato', followed by the date '10/18/16' written in the same ink.

Frank Salvato
Assistant Chief Procurement Officer
Materiel Division

DATE: October 14, 2016

**CONSTRUCTION/ARCHITECTURAL & ENGINEERING CONTRACT
SOLICITATION NOTICE/PROJECT OVERVIEW**

MTA-NYCT IS NOW ADVERTISING FOR THE FOLLOWING:

RFQ ID #: 0000143675

OPENING/DUE DATE: 11/9/16

TYPE OF SOLICITATION: RFP

SOLICITATION TITLE: CM-1059 - Consultant Construction Management (CCM) Services for the Enhanced Station Initiative (Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens, Manhattan, The Bronx and Staten Island)

DESCRIPTION:

The New York City Transit Authority (NYCT) is seeking one or more experienced consultants to provide consultant construction management (CCM) services for the Enhanced Station Initiative (ESI) Program.

The ESI Program's focus is on improving the customer experience, the continued responsibility of providing a state of good repair in stations, and the development of underlying station aesthetics through construction and design innovation. The Program includes 31 pre-selected stations located in all five boroughs. Work will be accomplished through the award of multiple Design-Build or other alternative-delivery contract packages that will likely include groups of several stations each. Each construction contract package will include both design and construction work at multiple NYCT stations.

This RFP requires CCM services for a duration of approximately 33 months for a total of four ESI construction packages including 16 stations in the Boroughs of Brooklyn, Queens and Manhattan (with options for additional contract packages including stations in the Bronx and Staten Island as required). The cost for each construction package is estimated to be greater than \$10 million. The number, location and construction contract packaging of the project stations are subject to change at any time.

The number of CCM contract awards will be determined by an assessment of the consultant's available resources and demonstrated ability to manage work at multiple locations simultaneously. Should NYCT award more than one CCM contract, each CCM Contract will be separate and independent and require construction management and inspection services for one or more construction contract packages.

The ESI Program includes MBE goals of 15% and WBE goals of 15%.

Funding: 100% MTA.

Type Of solicitation: RFP

See attached for additional information.

2 Broadway, New York, NY - Conference Room C18.05, 18th floor

(X) PRE-PROPOSAL CONFERENCE

DATE: October 25, 2016

TIME: 10:00AM

LOCATION:

Conference Room A7.01, 7th Floor, 2 Broadway, New York, NY 10004

() SITE TOUR LOCATION:

DATE:

TIME:

FOR MORE INFORMATION, PLEASE CONTACT:

PROCUREMENT REPRESENTATIVE: Nathalie Lebrun

PHONE: 646-252-6349

REQUIREMENTS TO PARTICIPATE

DATA UNIVERSAL NUMBERING SYSTEM (DUNS) NUMBER: ALL VENDORS MUST HAVE A DUN & BRADSTREET DUNS NUMBER IF THEY WISHTO PARTICIPATE IN THIS PROCUREMENT. VENDORS WHO DO NOT HAVE A DUNS NUMBER CAN REGISTER ONLINE AT WWW.DNB.COM/PRODUCT/EUPDATE/REQUESTOPTIONS.HTML. TO OBTAIN ONE FREE OF CHARGE. YOU MUST STATE THAT THE NUMBER IS REQUIRED FOR SAM (SYSTEM FOR AWARD MANAGEMENT)

SYSTEM FOR AWARD MANAGEMENT (SAM): VENDORS ARE ALSO REQUIRED TO REGISTER WITH SAM, A FEDERAL VENDOR DATABASE USED TO VALIDATE VEDNDOR INFORMATION, BEFORE REQUESTING BID DOCUMENTS. YOU CAN VISIT THEIR WEBSITE AT [www.sam.gov](http://WWW.SAM.GOV) TO REGISTER. A DUNS NUMBER IS REQUIRED FOR REGISTRATION.

MTA New York City Transit

Notice

**CM-1059
RFQ #0000143675**

**Consultant Construction Management (CCM) Services for the Enhanced Station Initiative
(Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens,
Manhattan, The Bronx and Staten Island)**

The New York City Transit Authority (NYCT) is seeking one or more experienced consultants to provide consultant construction management (CCM) services for the Enhanced Station Initiative (ESI) Program.

The ESI Program's focus is on improving the customer experience, the continued responsibility of providing a state of good repair in stations, and the development of underlying station aesthetics through construction and design innovation. The Program includes 31 pre-selected stations located in all five boroughs. Work will be accomplished through the award of multiple Design-Build or other alternative-delivery contract packages that will likely include groups of several stations each. Each construction contract package will include both design and construction work at multiple NYCT stations.

The work will include making the stations cleaner, brighter and easier to navigate, by utilizing means such as improved lighting and more intuitive way-finding and will provide amenities such as Wi-Fi and cellular connectivity. This will involve architectural finishes (including painting and signage), structural repair and modifications, electrical (including lighting, communications and technology) and mechanical work, as well as architectural and engineering services and surveying. Some contract packages will also include industrial design associated with station furniture and architectural elements and components to be installed within these stations.

This RFP requires CCM services for a duration of approximately 33 months for a total of four ESI construction packages including 16 stations in the Boroughs of Brooklyn, Queens and Manhattan (with options for additional contract packages including stations in the Bronx and Staten Island as required). The number of awards will be determined by an assessment of the consultant's available resources and demonstrated ability to manage work at multiple locations simultaneously. The four construction packages addressed by this RFP include:

- Package #1 - comprising three Brooklyn stations on the 'R' Line (BMT): Prospect Avenue, 53rd Street and Bay Ridge Avenue.
- Package #2 - comprising four Queens stations on the 'N' and 'Q' Lines (BMT): Grand Avenue-30 Ave, Broadway, Washington Ave.-36 Ave and Beebe Ave-39 Ave.
- Package #3 - comprising four Manhattan stations on the 'B' and 'C' Lines (IND): 163rd Street, Cathedral Pkwy, 86th Street and 72nd Street.
- Package #4 - comprising five Manhattan stations: 57th Street (IND) (F), 23rd Street (IND) (F, M), 28th Street (IRT) (6), 34th Street – Penn Station (IND) (A, C, E) and 34th Street – Penn Station (IRT) (1, 2, 3).

The cost for each construction package is estimated to be greater than \$10 million. The number, location and construction contract packaging of the project stations are subject to change at any time.

Should NYCT award more than one CCM contract, each CCM Contract will be separate and independent and require construction management and inspection services for one or more construction contract packages.

The ESI Program includes MBE goals of 15% and WBE goals of 15%. The project is 100% MTA-funded.

It is anticipated that the RFP will be available on or after December 5, 2016. Please contact Nathalie Lebrun, Procurement Representative at Nathalie.Lebrun@nyct.com for more information.

Consultants will be selected using a two-step process with Step 1 being the submission of a Qualification Package describing the Proposer's skills, abilities and experience that are most relevant to the project. The proposals (Step 1 and 2) will be evaluated by a Selection Committee composed of Authority personnel experienced in the disciplines necessary to make a value judgment and decision regarding the proposal submissions. The proposals will be evaluated to assess the Proposer's responsibility, project specific and general professional experience, financial stability and ability to successfully execute the work in relation to concurrent contractual commitments. In evaluating a Consultant's response to this advertisement, NYCT will primarily consider the information furnished in the Qualifications Package and information contained on NYCT and sister agency prior performance evaluation forms. Incomplete packages may be rejected without further consideration. The first step will conclude with the selection of proposers to receive a detailed Request for Proposal (RFP).

Proposers shall submit **ten (10)** copies of their qualification package bound in **three-ring "D" binders** and containing the following required documentation:

- **Letter of Interest** including a statement certifying that neither the Proposer nor any of its known major subconsultants are currently participating with any of the design and/or construction teams currently involved in the Enhanced Station Initiative Program;
- Completed **SF330 forms** for the prime consultant and/or joint venture partners and all proposed subconsultants. Consultant submissions must include the required forms for the complete team expected to perform the work (prime consultant or joint venture partners and all proposed subconsultants);
- **NYCT Schedule J - Responsibility Questionnaire** for the prime consultant and/or joint venture partners, and all known major subconsultants expected to perform work in excess of \$1M (**PART VII-FINANCIAL is not required at this time**); and
- **Qualification Statement** (maximum 20 pages single-sided or 10 pages double-sided) that describes the proposer's skills, abilities and experience that are most relevant to the project including, but not limited to, significant experience in managing complex construction projects in a transit and/or railroad operating environment that encompass significant structural and architectural work and the installation of mechanical, electrical, lighting and communication systems.

In Step 2, the recommended qualified Proposers shall submit a comprehensive response to the RFP which shall be evaluated in accordance with the specific evaluation criteria set forth in the RFP. Step 2 proposals shall be accepted only from firms selected in Step 1.

For the purpose of Step 1, the Schedule J, Form SF330 and short Scope of Work may be obtained free of charge from the NYCT website. NYCT requires all Consultants to refrain from submitting anything other than what has been requested.

Qualifications Packages must be submitted to: MTA-NYC Transit, Bid Reception Desk, 3 Stone Street, New York, NY 10004, Attn: Nathalie Lebrun, Procurement Representative by **12:00 Noon on November 9, 2016** referencing **RFQ#143675: CM-1059 - Consultant Construction Management (CCM) Services for the Enhanced Station Initiative (Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens, Manhattan, The Bronx and Staten Island)**.

The respondents selected as a result of Step 1 will be invited to submit proposals (Step 2), and will be the only teams the Authority will consider eligible to be awarded a contract resulting from this RFP. The charge for the document is \$150.

CM-1059
RFQ #0000143675

**Consultant Construction Management (CCM) Services for the Enhanced Station Initiative
(Design and Renovation of Multiple Stations in the Boroughs of Brooklyn, Queens, Manhattan,
The Bronx and Staten Island)**

PROPOSAL EVALUATION CRITERIA

Consultants will be selected using a two-step process. The proposal (Step 1 and 2) will be evaluated by a Selection Committee composed of Authority personnel experienced in the disciplines necessary to make a value judgment and decision regarding the proposal submissions.

STEP 1 CRITERION:

Step 1 is the submission of a Qualification Package describing the Proposer's skills, abilities and experience that are most relevant to the project. Submissions shall be evaluated to assess the Proposer's responsibility, project specific and general professional experience, financial stability, ability to successfully execute the work in relation to concurrent contractual commitments, and information contained on NYCT and sister agency prior performance evaluation forms. The first step will conclude with the selection of proposers to receive a detailed Request for Proposal (RFP).

Proposers shall submit ten (10) copies of their qualification package bound in three-ring "D" binders and containing the following required documentation:

- **Letter of Interest** including a statement certifying that neither the Proposer nor any of its known major subconsultants are currently participating with any of the design and/or construction teams currently involved in the Enhanced Station Initiative Program;
- Completed **SF330 forms** for the prime consultant and/or joint venture partners and all proposed subconsultants. Consultant submissions must include the required forms for the complete team expected to perform the work (prime consultant or joint venture partners and all proposed subconsultants);
- **NYCT Schedule J - Responsibility Questionnaire** for the prime consultant and/or joint venture partners, and all known major subconsultants expected to perform work in excess of \$1M (**PART VII-FINANCIAL is not required at this time**); and
- **Qualification Statement** (maximum 20 pages single-sided or 10 pages double-sided) that describes the proposer's skills, abilities and experience that are most relevant to the project including, but not limited to, ten (10) or more years of experience managing and providing inspection services for complex construction projects in a public transit and/or railroad operating environment that comprise significant structural and architectural work and the installation and commissioning of mechanical, electrical, lighting and communication systems. Such projects shall include large (>\$20 M) design-build construction projects encompassing concurrent construction work activities across multiple locations.

STEP 2 CRITERIA:

In Step 2, the recommended qualified proposers shall submit a comprehensive response to the Request for Proposal (RFP) that shall be evaluated in accordance with the specific evaluation criteria set forth in the RFP. In addition to the submission requirements stated therein, the Proposal shall include the following:

- Statement of the Current Workload of the Project Team
- Quality Assurance Plan

- Any information pertaining to matters upon which the Proposer shall be evaluated in accordance with the criteria stated below.

In addition to the evaluation criteria listed below, only a responsible Proposer will receive an award. To be considered responsible, the Proposer must demonstrate to the satisfaction of NYCT that it is in all respects a responsible party; this determination encompasses consideration of the Proposer's integrity, skill, experience, necessary facilities, financial and other resources to do the work in accordance with the Contract Terms and Conditions.

Committee members will base their evaluation on the criteria listed below, which are listed in their relative order of importance.

CRITERION #1. Overall Technical Qualifications to include such matters as:

- **Plan of Approach**

Demonstrating the Proposer's understanding of the requirements of the project in terms of the challenges of integrating various elements of the project's scope and schedule, and how well the individual and collective responsibilities address the construction and closeout phases of the project. The proposal must show independent thinking on the part of the Proposer and demonstrate a clear description of the methodology to be used in the performance of construction management and inspection services. The Proposer should present possible problems and propose possible solutions to the foreseeable problems. One of the most critical challenges is the timely delivery and completion of the project(s) in accordance with NYCT's contractual requirements within a fast-paced, schedule-driven environment.

- **Experience in Relevant Areas**

The Proposer and its subconsultants must show that they have experience in the type, scope, complexity and magnitude of work required, including but not limited to:

- Extensive experience providing construction management and inspection services for large (>\$20 M) design-build construction projects encompassing concurrent construction work activities across multiple locations.
- Extensive experience managing complex construction projects in a public transit and/or railroad operating environment that comprise significant structural and architectural work and the installation and commissioning of mechanical, electrical, lighting and communication systems.
- Experience with the expediting processes for opening and closing permits with outside third-party entities, including NYCDOB, NYCDOT, NYCDEP and various utility agencies.
- Experience in the administration of the closeout process, including the completion of punch lists, the attainment of end user acceptance and the release of final payment.
- Experience performing project controls, including cost control/estimating, schedule control, document control (using computer based project management systems such as Constructware and ProjectWise) and quality assurance/quality control.
- Experience in the oversight and enforcement of the Contractors' safety management and quality assurance/quality control programs.

- **Experience of Project Team/Key Personnel**

The proposed project team must have experience in consultant construction management and inspection services, and be composed of firm(s) with the organization and capability to perform the work. Proposals must demonstrate the depth of resources necessary to mobilize to meet the schedule requirements and successfully manage "unplanned" changes and requirements. In addition, the Proposer must identify key personnel that will be available to work on the project. Resumes of proposed key personnel must be provided and demonstrate

their capability to perform the type of work required, and ability to work as a unified team on similar projects. Those identified as key personnel should be present at oral presentations. Key staffing positions include, but are not limited to, the Project Manager, Resident Engineers, Project Schedulers, Cost Estimators, Administrative Staff Members, Document Controllers and Field Engineers.

- **Current Workload of Prime and Sub-consultants**

The Proposer must state the current workload for all projects assigned to the project team and demonstrate that it will assign sufficient resources to handle a project of this size.

The Proposer shall provide a list of all ongoing projects. The list shall include relevant project information, including, but not limited to, the scope, schedule, cost, percent complete, client, contractor, subcontractors and consultants for each of the projects. Provide client contract information.

- **Past Performance on similar contracts**

The Proposer's past performance on similar contracts including administrative matters such as timely submittal of contractually required certifications and reports and past performance regarding compliance with subcontracting provisions for M/W/DBEs and proposed plans to achieve subcontracting goals under the MBE and WBE requirements of this RFP.

The Proposer shall provide a comprehensive record of all completed projects managed within the past ten (10) years, detailing the scope, schedule, cost, client, contractor, subcontractors and consultants for each of the projects. Provide safety records (including incidents of cancelled insurance), client contract information and indicate whether or not each of the projects were completed on time and within budget.

- **Proposer's Diversity Practice**

Proposer's Diversity Practices as determined by the Authority's assessment of Proposer's answers to Schedule E (Proposer Diversity Practices Questionnaire), which is primarily, though not entirely, concerned with Proposer's use of, and programs for, New York State certified Minority and Women Owned Business Enterprises. Proposer's answers to Schedule E will be scored by the Authority at its sole discretion.

CRITERION #2. Management Criteria:

- **Management Approach**

The project(s) require extensive communication with and coordination amongst various stakeholders, including NYCT, the Contractor, outside agencies and consultants, throughout the duration of the project. The Proposer must describe its plan to manage and coordinate the work. A project organization chart must be included that demonstrates information flow processes that are in place, and how project coordination will take place.

- **Quality Assurance/Quality Control Plan**

The Proposer must describe its quality assurance and quality control plan and how it will implement the plan. The plan shall address items such as non-conformance reporting and associated contract waiver/deviation requests, document control, inspections and testing, auditing and staffing/subcontractor approvals.

- **Construction Supportability**

The Proposer's systems in place to deliver consultant construction management and inspection services through final completion with particular focus on providing adequate staffing coverage during extended leaves of absence and during all daytime shifts, swing shifts, nightshifts, weekends and/or extended working hours, as required.

- **Safety**

The Proposer must describe its safety plan (addressing the management of items such as safe work plans, accident prevention plans, safety walk-throughs, PPE enforcement and the handling of special safety and environmental issues (e.g. disposal of hazardous materials)).

- **Cost Control, Document Control and Schedule Monitoring**

The Proposer must describe its plan for cost control and cost estimating, with particular emphasis on developing cost estimates for Additional Work Orders (AWOs). The proposer must describe its plan for document control to effectively manage, track and file all project related documentation. The Proposer must describe its plans for the monitoring, review and analysis of the contractors' construction schedules and outline potential delay mitigation strategies.

End of Technical Evaluation

CRITERION #3. Proposed Pricing for the Work including Hourly Rate, Overhead and Profit

- In evaluating the Proposed Pricing for the Work, the Authority may consider whether and to what extent a proposal or other matters being offered contain realistic pricing. Additionally, the cost proposal must be submitted in a separate envelope.

CRITERION #4. Other Relevant Matters as follows:

- Quality of written proposal.
- Quality of oral presentation, if any.
- Compliance with and acceptance of the terms and conditions or willingness to negotiate same in a timeframe consistent with the Authority's needs.

NYCT reserves the right to:

- reject all proposals submitted;
- require revisions to, corrections of, other changes to any proposal submitted as a condition to its being given any further consideration;
- reject, without entertaining revisions, a proposal with major substantive deficiencies;
- select for negotiations only the overall best proposal as determined by the Authority or make an award to the Proposer offering the best overall proposal, without negotiations;
- negotiate with those Proposers whose acceptable proposals or alternatives fall within the competitive range; and
- negotiate with one or more Proposers in any manner it deems fit.

In making the determination as to which proposal offers the greatest value to the Authority, the Authority will include in its evaluation the total cost to the Authority. The Authority reserves the right not to make an award to the lowest priced Proposer in the event that the Authority determines that the lowest price proposal does not offer the greatest value to the Authority. Although price is not expected to be the controlling factor in the selection of the Consultants for this solicitation, the Authority wishes to insure that it is paying the least amount of for the Work that meets the Authority's needs. The degree of importance of price as a factor will increase to the extent that competing proposals are otherwise determined to be substantially equal.

In the event the Authority elects to negotiate with more than one Proposer, it may, following the conclusion of all negotiations, issue a revised RFP or portion thereof and solicit Best and Final Offers. After receipt of Best and Final Offers, the Authority reserves the right to (a) reopen negotiations; (b) accept improvements to,

enhancements of or other revisions to any proposal or alternative proposal at any time if it deems such to be in its best interest.

No Proposer shall have any rights against the Authority arising at any stage of the solicitation from any negotiations that take place, or from the fact that the Authority does not select a Proposer for negotiations.

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SHORT SCOPE OF WORK

The Consultant Construction Manager ("CCM") will provide Construction Management and Inspection Services for the Enhanced Station Initiative (ESI) Program.

The ESI Program's focus is on improving the customer experience, the continued responsibility of providing a state of good repair in stations, and the development of underlying station aesthetics through construction and design innovation. The Program includes 31 pre-selected stations located in all five boroughs. Work will be accomplished through the award of multiple Design-Build or other alternative-delivery contract packages that will likely include groups of several stations each. Each construction contract package will include both design and construction work at multiple NYCT stations.

The work will include making the stations cleaner, brighter and easier to navigate, by utilizing means such as improved lighting and more intuitive way-finding and will provide amenities such as Wi-Fi and cellular connectivity. This will involve architectural finishes (including painting and signage), structural repair and modifications, electrical (including lighting, communications and technology) and mechanical work, as well as architectural and engineering services and surveying. Some contract packages will also include industrial design associated with station furniture and architectural elements and components to be installed within these stations.

The CCM shall provide these professional services in accordance with NYCT Project Management Procedures (PMPs) and Project Management Guidelines (PMGs). The NYCT PMPs and PMGs provide the primary source of CCM service requirements, which include, but are not limited to, construction inspection, document control, cost control, schedule control, quality assurance and control, safety and environmental management, RFI management, change order management, claims administration, coordination of all pre-functional and functional testing and acceptance activities, coordination of all special inspections required by NYS code, receiving, processing, coordinating and preparing (as required) requests for diversions (General Orders), access and protection, flagging, work trains, memoranda, bulletins and other NYCT support services, substantial and final completion administration, closeout management and warranty/guarantee administration. The CCM shall also provide Special Inspection and Testing Services during construction in accordance with the Building Code of New York State.

The CCM shall maintain competent, qualified and adequate staffing coverage at all times (including, but not limited to, daytime shifts, swing shifts, nightshifts, weekends and/or extended working hours) as required throughout the duration of the CCM Contract to provide all required CCM professional services.

The CCM shall coordinate amongst all applicable parties to ensure that the projects are completed in accordance with NYCT budget, schedule, quality, safety and environmental objectives.

The CCM will be under the supervision of and report directly to the NYCT Construction Manager or his duly authorized representative.

This RFP requires CCM services for a duration of approximately 33 months for a total of four ESI construction packages including 16 stations in the Boroughs of Brooklyn, Queens and Manhattan (with options for additional contract packages including stations in the Bronx and Staten Island as required). The number of awards will be determined by an assessment of the consultant's available resources and demonstrated ability to manage work at multiple locations simultaneously. The four construction packages addressed by this RFP include:

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The cost for each construction package is estimated to be greater than \$10 million. The number, location and construction contract packaging of the project stations are subject to change at any time.

Should NYCT award more than one CCM contract, each CCM Contract will be separate and independent and require construction management and inspection services for one or more construction contract packages.

Proposers must certify that neither they nor any of their subconsultants are currently participating with any of the design and/or Design-Build teams currently involved in the Enhanced Station Initiative Program.

The scope and duration of the CCM Contract services may be changed, supplemented or amended at any time by NYCT.