



# Waterfront Implementation Program

Flood Mitigation Project - Procurement Update to Waterfront Commission

May 16, 2023

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# Procurement Update to Waterfront Commission

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

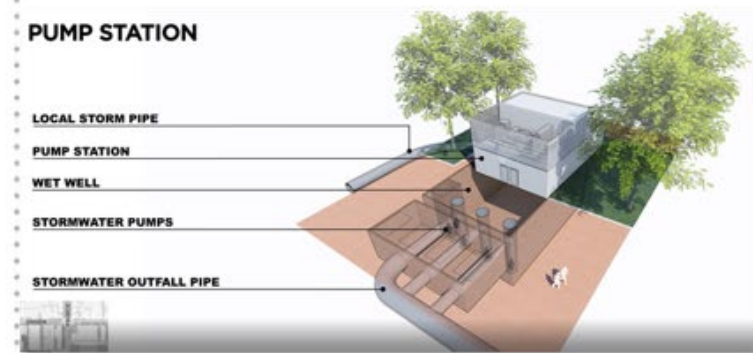
## BACKFLOW of River Outfalls



## OVERTOPPING of Bulkhead



## INUNDATION of Storm Sewers



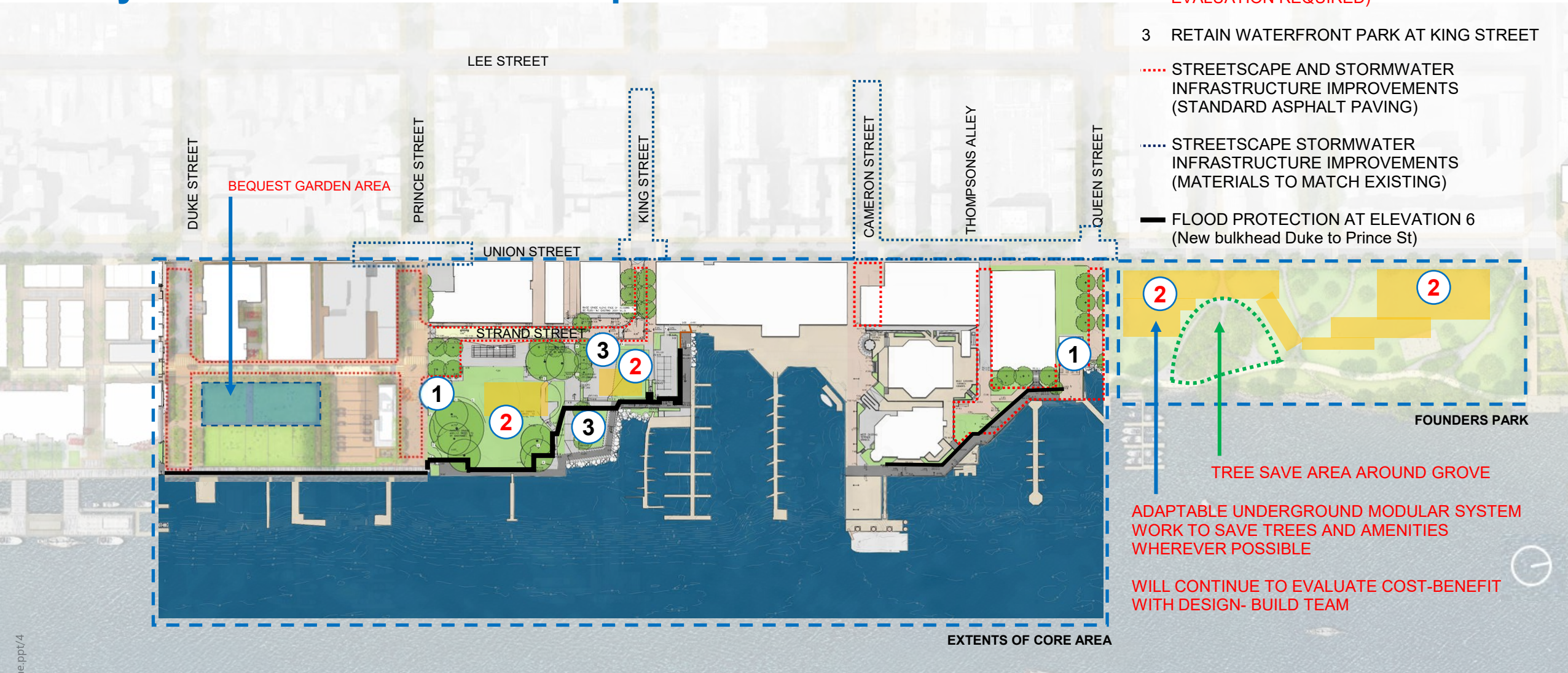


# // Phase 1 – Scope to \$100M Budget

## 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)



# 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

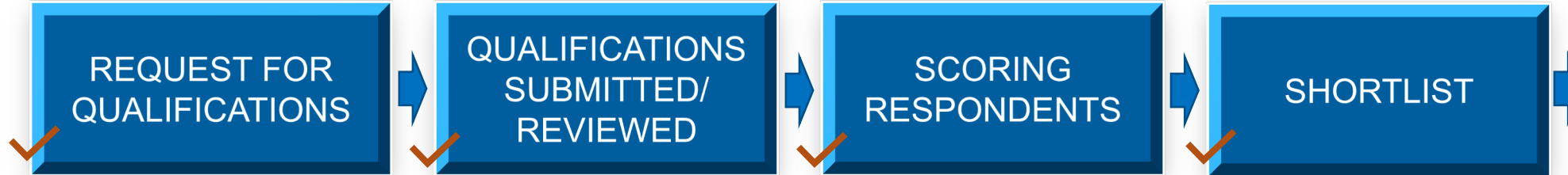
- Site investigations
- Analysis of alternatives
- Development of design
- Permitting
- Development of Guaranteed Maximum Price (GMP) proposal

### Phase 2 – Comprehensive Agreement

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

# Solicitation Process – 2 Step, Competitive Negotiation

## STEP 1



## STEP 2



MAY 23, 2023

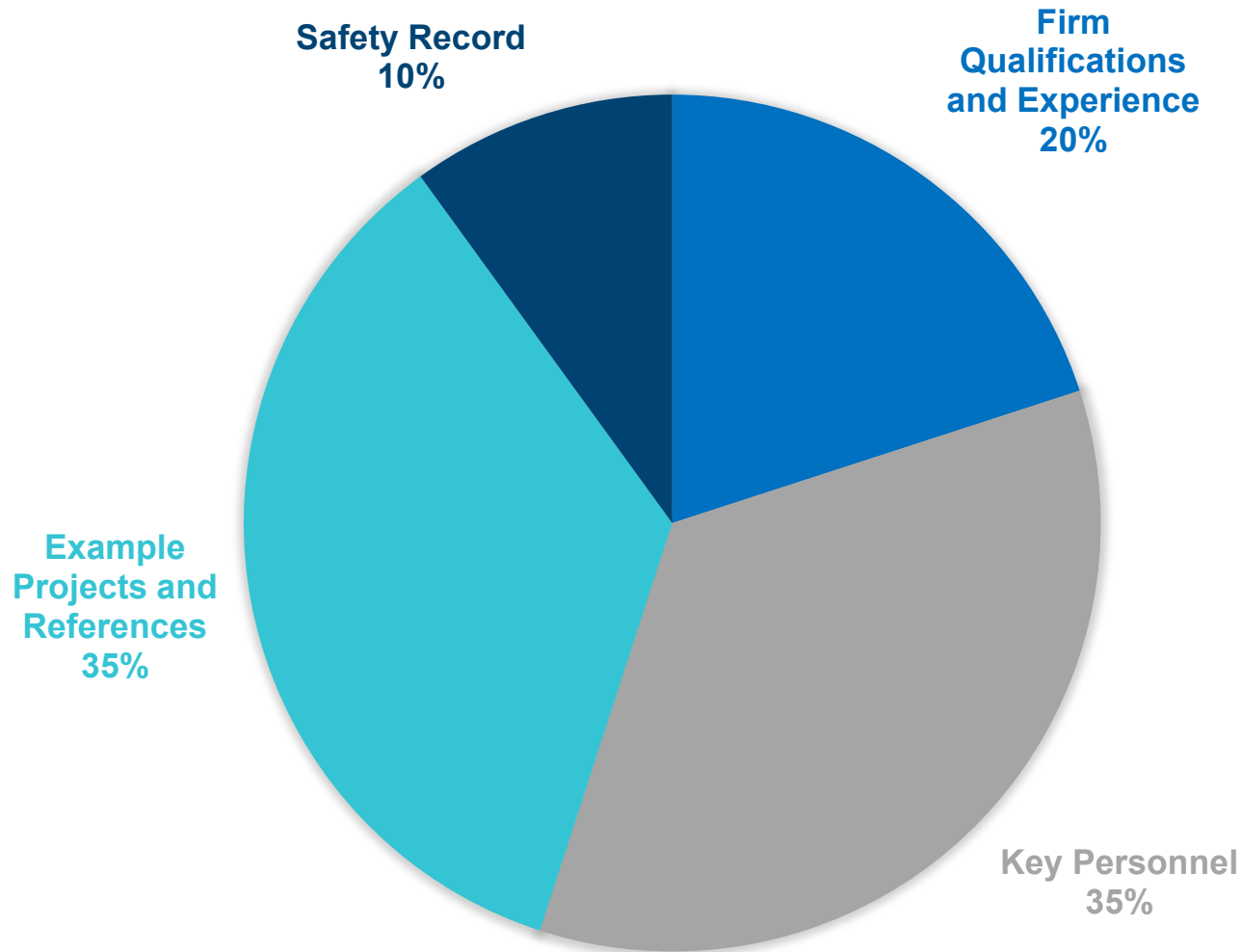
## REVIEW AGREEMENT AND AWARD



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

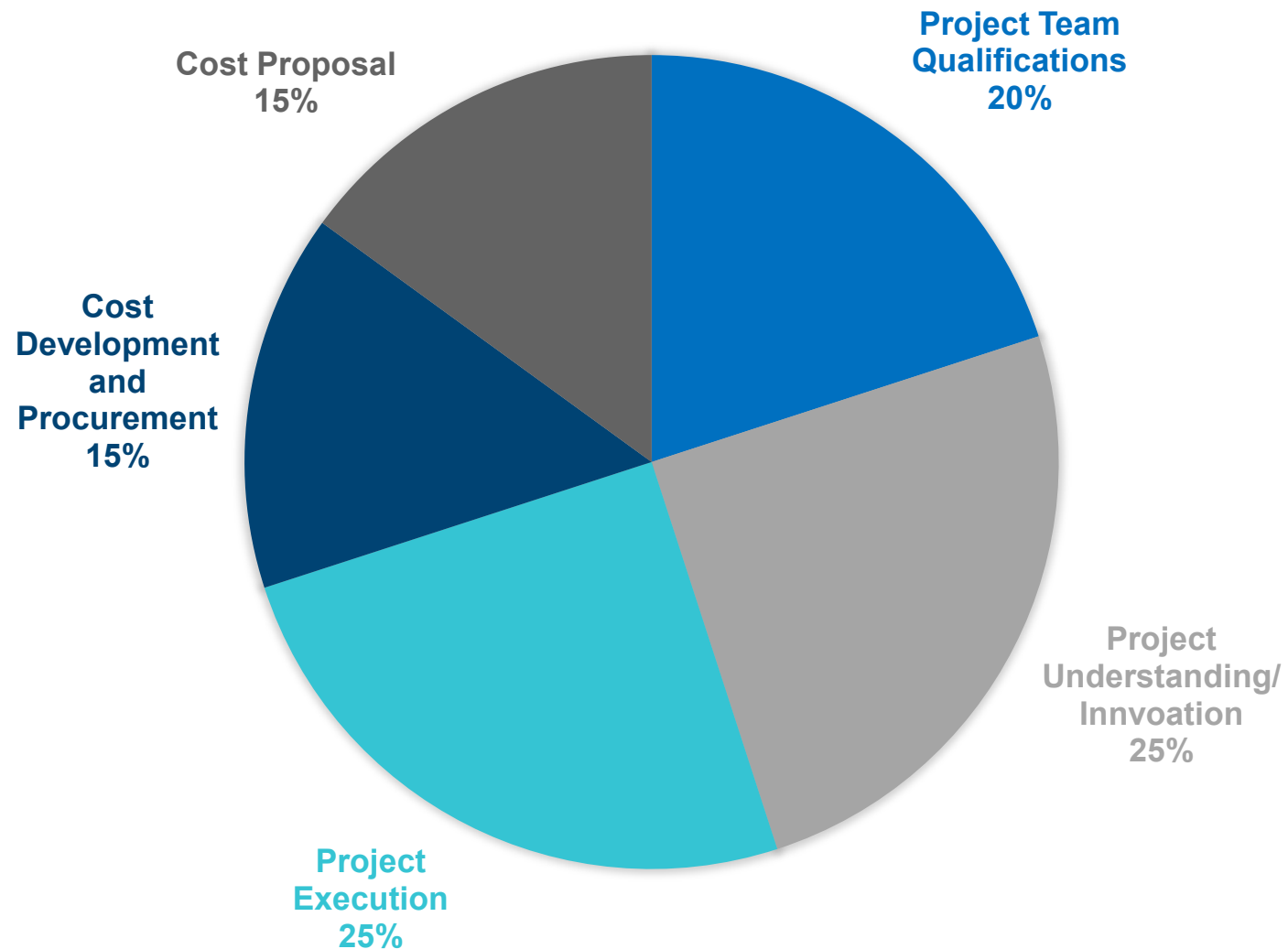
## RESPONDENTS:

- 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

**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 final negotiation and execution of an Interim Agreement
  - **Not selecting a specific design alternative by executing the Interim Agreement**