

**DATE: 08/12/2024**

## **CONTRACT SOLICITATION NOTICE/PROJECT OVERVIEW**

**MTA-C&D IS NOW ADVERTISING FOR THE FOLLOWING:**

**SSE EVENT#:** 0000481371

**OPENING/DUE DATE:** 09/16/2024

**TYPE OF SOLICITATION:**

**DOCUMENT AVAILABILITY DATE:** 08/13/2024

**SOLICITATION TITLE:** A46042 Design Build Services for Station Renewals at Three Stations in the City of New York

**DESCRIPTION:** The Metropolitan Transportation Authority (“MTA”) by and through the MTA Construction and Development Company (“MTA C&D”), will be issuing a two-step Request for Proposals (“RFP”) in order to identify and engage a qualified Design-Builder to provide design-build services to complete renewal upgrades at three stations in the City of New York. Respondents who are selected by MTA C&D in the RFQ process will be eligible to participate in the upcoming Request for Proposals (“RFP”). MTA C&D intends to award a design-build contract (the “Design-Build Contract”) at the conclusion of the RFP process. The Metropolitan Transportation Authority (“MTA”) by and through the MTA Construction and Development Company (“MTA C&D”), will be issuing a two-step Request for Proposals (“RFP”) to identify and engage a qualified Design-Builder to complete structural, architectural, and ventilator repairs at three (3) stations to bring them to a state of good repair with enhanced aesthetics. The work will also include track work at two of the three stations.

Funding 100% FTA      Goals:22.5% DBE      Est \$ Range: Over \$100M      Contract Term: 780 Days

**\*\*\*\*PLEASE SEE THE ATTACHED PROJECT OVERVIEW FOR ADDITIONAL INFORMATION\*\*\*\***

**(X) PRE-BID CONFERENCE LOCATION:**

**DATE:** 08/26/2024

**TIME:** 10:00AM

Virtual via Microsoft Teams- Please contact the assigned procurement representative at [rayan.sequeira@mtacd.org](mailto:rayan.sequeira@mtacd.org) to register

**( ) SITE TOUR LOCATION:**

**DATE:**

**TIME:**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**PROCUREMENT REPRESENTATIVE:** Rayan Sequeira

**EMAIL:** [rayan.sequeira@mtacd.org](mailto:rayan.sequeira@mtacd.org)

### REQUIREMENTS TO PARTICIPATE

**SYSTEM FOR AWARD MANAGEMENT (SAM):** VENDORS ARE 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.

**\*\*\*\*\*WE CANNOT PROCESS DOCUMENT REQUESTS WITHOUT A MTA BIDDER/SUPPLIER NUMBER. PLEASE ACCESS THE MTA VENDOR PORTAL, [WWW.MYMTA.INFO/VENDOR](http://WWW.MYMTA.INFO/VENDOR), TO REGISTER AS A BIDDER\*\*\*\*\***

**Contract No. A46042  
Project Overview**

## **1. Introduction to the Project**

The Metropolitan Transportation Authority (“MTA”) by and through the MTA Construction and Development Company (“MTA C&D”), will be issuing a two-step Request for Proposals (“RFP”) to identify and engage a qualified Design-Builder to complete structural, architectural, and ventilator repairs at three (3) stations to bring them to a state of good repair with enhanced aesthetics. The work will also include track work at two of the three stations.

## **2. Contracting Methodology**

Following the two-step solicitation process described in Section 1.3 of the RFQ, the Design-Build Contract will be awarded as a lump sum price design-build contract with certain components of the Work to be paid on a fixed unit price to the Shortlisted Respondent, in its capacity as a Proposer under the RFP, who submits the Proposal that MTA C&D determines, in its sole discretion, to offer the best value based on an evaluation of qualitative factors, including cost and schedule, following a two-step solicitation process. Contracting on a design-build basis is intended to encourage the development of innovative designs, planning, and logistics while optimizing the sharing of risk related to the Work.

## **3. Background information and Project Scope/Description**

### **A. 7TH AVENUE STATION**

- i. This underground station serves the F and G trains along the IND-Culver Line and is located in the Park Slope neighborhood of Brooklyn along 9th Street between 7th Avenue and 8th Avenue. The station has two (2) island platforms and four tracks – two (2) local tracks at opposite ends of the station and express tracks between the two (2) platforms. Platform level is located below a full-station length mezzanine, both extending the length between 7th and 8th Avenue below 9th Street. There are eight (8) street stairs – four (4) connecting to all four (4) corners of 9th Street and 7th Avenue, and four (4) connecting to all four (4) corners of 9th Street and 8th Avenue. The 8th Avenue entrance also has an intermediate level at the first staircase and includes a descending ramp leading to platform stairs and back of house areas. Between platform and mezzanine level there are ten (10) platform stairs, of which eight (8) are accessible to the public. The station includes one (1) street to mezzanine elevator at the intersection of 7th Avenue and 9th Street and two (2) mezzanine to platform elevators.
- i. The Work at this station includes:
  - A. Replacing platform topping slabs;
  - B. Performing stair rehabilitation Work;
  - C. Replacing wall tiles;
  - D. Performing comprehensive Station painting Work;
  - E. Repairing steel columns and beams;
  - F. Repairing concrete in station floors, walls, ceilings and ventilators;
  - G. Performing leak mitigation Work;
  - H. Performing Station and ventilator drainage restoration Work;
  - I. Protecting in place artwork and elevators; and
  - J. Maintaining and protecting existing mechanical, electrical, plumbing and communications systems.

### **B. EAST 149TH STREET**

- i. This underground station serves the 6 train along the IRT-Pelham Line and is located in the Bronx, on E 149 Street at the intersection of Southern Boulevard. The station has three (3) tracks and two

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(2) side platforms and a center express track which bypasses the station. There are platform-level control areas at each platform with fare array, elevator, and two (2) stairs connecting to the street. An agent booth is located at the southbound control area.

ii. The Work at this station includes:

- A. Replacing platform and control area topping slab;
- B. Replacing wall tiles;
- C. Performing comprehensive Station painting Work;
- D. Repairing steel columns and beams;
- E. Replacing platform edge, tactile warning strip, and rubbing board;
- F. Repairing concrete in station floors, walls, ceilings and ventilators;
- G. Performing leak mitigation Work;
- H. Performing Station and ventilator drainage restoration Work and installing new Station drainage;
- I. Performing Station roof and steel framing reconstruction.
- J. Protecting in place artwork and elevators;
- K. Performing track replacement Work; and
- L. Maintaining and protecting existing mechanical, electrical, plumbing and communications systems.

**C. JAMAICA-179 STREET**

i. The Jamaica-179 Street Station is a terminal station on the IND Queens Boulevard Line in Jamaica, Queens and provides service to the F train and the express F train during rush hours in the reverse peak direction. The station is located below Hillside Avenue between 178th Street and 181st Street. It is an underground station with two (2) island platforms. There are thirteen (13) stairs that connect from the mezzanine to the two (2) island platforms below. The station is currently accessible, with one (1) elevator from street to mezzanine and two (2) elevators from mezzanine to platform level (one (1) for each island platform).

ii. The work at this station includes:

- A. Replacing station floor finish with new concrete topping slab.
- B. Replacing wall tiles;
- C. Performing comprehensive Station painting Work;
- D. Performing stair rehabilitation Work;
- E. Repairing steel columns and beams;
- F. Replacing platform edge, tactile warning strip, and rubbing board;
- G. Repairing concrete in station floors, walls, ceilings and ventilators;
- H. Performing leak mitigation Work;
- I. Performing Station and ventilator drainage restoration Work;
- J. Providing new artwork
- K. Protecting elevators in place;
- L. Performing track replacement Work; and

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M. Maintaining and protecting existing mechanical, electrical, plumbing and communications systems.

#### **4. Procurement Process**

The procurement process for Contract A46042 consists of two steps: (i) the Request for Qualifications and (ii) the Request for Proposals, as described in further detail below:

- i. This Step 1, the Request for Qualifications (“RFQ”), invites interested teams (each, a “Respondent”) to submit SOQs that detail, among other things, their qualifications, capability, capacity, and experience to perform the Work.
- ii. MTA C&D will evaluate all SOQs received in accordance with the criteria set out in this RFQ. Based on its evaluation, MTA C&D will select up to four (4) Respondents (the “Shortlisted Respondents”) that it has deemed, in its sole discretion, to possess the capability, capacity, and experience necessary to undertake and successfully complete the Work. Only the Shortlisted Respondents will be eligible to participate in the second step of the procurement process, the Request for Proposals (“RFP”).
- iii. In Step 2, MTA C&D will issue the RFP to invite the Shortlisted Respondents as proposers (“Proposers”) to submit Proposals. MTA C&D will evaluate each Proposal received in accordance with the RFP requirements and select the Proposal that, in MTA C&D’s sole discretion, represents the best value to MTA C&D. While price will be a factor in the evaluation, design, technical approach, and other qualitative factors will also be considered. Schedule will be a major determinative element in awarding the Design-Build Contract.
- iv. The RFP will provide specific instructions on the submission requirements and the evaluation factors for the Proposals.
- v. Prior to issuing the RFP, MTA C&D may, in its discretion, issue a draft of the RFP to the Shortlisted Respondents to solicit feedback. MTA C&D reserves the right to conduct one-on-one discussions with each Shortlisted Respondent to obtain such feedback.
- vi. During Step 2, the Shortlisted Respondents may be given the opportunity to attend a Site Tour at the location(s) where the Work will be performed.
- vii. During Step 2, MTA C&D will offer a stipend to Shortlisted Respondents who submit Proposals that are responsive to the RFP requirements but are not awarded the Contract.

All SOQs shall be submitted electronically to MTA C&D by the SOQ Due Date set forth in Section 1.5 of the RFQ in accordance with the instructions for electronic submittals set forth in Section 9.3.4 and Part C of the RFQ.

#### **5. RFQ Availability**

The RFQ documents will be made available to all prospective Respondents on or about August 12, 2024. In order to obtain the RFQ documents, **prospective Respondents need to complete and submit the Contract Document Order Form to [SolicitationDocs@mtacd.org](mailto:SolicitationDocs@mtacd.org)**. After the order form is processed, prospective Respondents will be notified and instructed to log in to the MTA Vendor Portal, [www.mymta.info](http://www.mymta.info), and download the RFQ documents.

#### **IMPORTANT:**

- 1. Vendors’ contact information must be updated in the Supplier Portal in order to receive notifications regarding this solicitation.**
- 2. New Vendors must first complete the registration process in order to obtain the RFQ documents. To register, log in to the MTA Vendor Portal, [www.mymta.info/vendor](http://www.mymta.info/vendor), select Vendor Sign-in & Registration, select New Bidder Registration, and then follow the on-screen instructions.**

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## 6. Evaluation of SOQs

As described in more detail in the RFQ, SOQs will be evaluated to establish a shortlist of qualified Respondents.

### i. Threshold Evaluation Criteria

Each Respondent's SOQ will be evaluated on a pass/fail basis for compliance with the SOQ submittal requirements, including the following:

- i. **Completeness**: The SOQ conforms to the RFQ requirements and includes all materials required by the RFQ.
- ii. **Timeliness**: The SOQ was submitted on or before the SOQ Due Date and time.
- iii. **Capacity**: The Respondent has presented evidence that its organization has the legal capacity to enter into and perform the Design-Build Contract and to design and build the Project and comply with New York licensing requirements.
- iv. **Responsibility**: Neither the Respondent nor any Major Participant is currently disqualified, removed, debarred, or suspended from performing or bidding on work for the United States government, any state or territory of the United States, or any New York local government; and demonstrates responsibility based on any publicly available reports and filings, reference checks as applicable, and company or court records or other internal MTA documents that are available to MTA C&D.
- v. **Financial Capability**: Respondent has demonstrated financial strength sufficient to complete the Project and has provided a letter from an eligible Surety to satisfy the financial requirements set forth in Section 9.9 of the RFQ.

### ii. Substantive Evaluation Criteria:

Each SOQ passing the Threshold Evaluation will undergo a Substantive Evaluation. The Substantive Evaluation will be conducted using the evaluation criteria listed below in descending order of importance.

- i. **Team, Key Personnel, and Organization**: The demonstrated qualifications and experience of the proposed Key Personnel, the experience of the proposed management team, including the ability to manage all aspects of the Design-Build Contract and successfully integrate the various Major Participants; and organizational capacity to ensure sufficient staffing to perform the design and construction work. Additionally, the Respondent will be evaluated on the strength of any value-added positions and the benefits to the Project.
- ii. **Project Approach**: The extent to which a Respondent demonstrates an understanding of, and approach to, the development, design, and construction of the Project including unique issues, specific risks, and any challenges associated with the Project.
- iii. **Prior Design-Build Experience**: The extent and depth of each Major Participant's experience with comparable projects.
- iv. **Past Performance**: Demonstrated record of performance of all Major Participants including: quality of work product; good standing and adequate progression of work; claims history including number of claims submitted that were ultimately disallowed or significantly reduced, number of disputes submitted to formal dispute resolution and disposition of such actions, claims brought against the firm under the False Claims Act; record of terminations for cause and defaults; disciplinary action, including suspension; safety record; client references; and awards, citations and commendations.
- v. **Diversity Compliance**: Respondent's record of successful MWBE, DBE, or SDVOB usage on past and current projects, and organizational commitment as demonstrated by policies, internal structures, and practices.

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## **7. Experience and Performance of Respondent Teams**

During the RFQ process, MTA C&D will identify Respondent Teams comprised of design and construction firms, available with demonstrated experience, expertise, capacity, and record of producing quality work on projects similar in nature to the Project.

- i. Objective is to Identify Respondents that include a Lead Contractor and Designer with:
  - A. experience in successfully managing, designing and constructing projects of the size, type and complexity as anticipated for the Project including track replacement;
  - B. a record of completing contracts on time and within budget;
  - C. technical and management experience and expertise to plan, organize and execute the design and construction and assure the quality and safety of the Work; and
  - D. qualified key personnel with experience managing and performing work in active rail and transit environments, including without limitation, project managers, designers, safety managers, quality managers, environmental managers and schedulers.

## **8. General Limitations on Respondent Team Membership**

- i. Subject to Section 9 herein, and in addition to any other restriction or qualification on Respondent team membership and on the inclusion of Major Participants and Key Personnel:
  - i. no Major Participant, including its affiliates, shall participate on more than one (1) Respondent team;
  - ii. non-Major Participant Subcontractors and their Affiliates may participate on more than one (1) respondent team, subject to compliance with Sections 5.3, 6.2, and 6.4 of the RFQ;
  - iii. no firm that employs one or more of the individuals named as Key Personnel on one (1) Respondent team may serve any role on another Respondent team; and
  - iv. no individuals serving a Key Personnel role on one (1) Respondent team may serve any role on another Respondent team.
- ii. Respondents and Major Participants that are not selected as a Shortlisted Respondent are not restricted under this Section 11 herein from participation solely on the basis of having been a member of such unsuccessful Respondent team. Following the public announcement identifying the Shortlisted Respondents, members of each unsuccessful Respondent team (including Major Participants) may seek to join the team of a Shortlisted Respondents, subject to the restrictions set forth herein.

## **9. Proposed Engagements with Duplicate Major Participants**

Each Respondent shall identify and propose a single entity for each Major Participant in its SOQ, for which purposes a Joint Venture will be considered to be a single entity.

## **10. Limitations on Exclusivity**

- i. Non-Major Participants, Subcontractors, and other persons which are not prohibited from participating on more than one (1) Respondent team under Section 6.2 of the RFQ, may participate on more than one (1) Respondent team subject to compliance with the following requirements in order to protect the integrity of the procurement process:
  - i. Respondents may not team with or engage an entity if such teaming is conditioned on that entity or its Affiliates being on a Respondent's team on an exclusive basis.
  - ii. Any otherwise permitted engagement of a Person by two (2) or more Respondent teams shall be subject to: (i) the disclosure to all relevant Respondent teams that such entities and personnel are engaged by another Respondent team; (ii) the institution of Information Barriers acceptable to MTA C&D; and (iii) the prohibition of any such entity and their personnel sharing



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information (or being asked by a Respondent team to share information) regarding the procurement and the Design-Build Contract between or among Respondent teams.

- ii. If a Respondent elects to non-exclusively engage two (2) Designers for its SOQ, MTA C&D will treat such Designers as a Joint Venture in accordance with Paragraph 9.2 of the RFQ. However, if MTA C&D determines that such arrangement does not represent a true Joint Venture and is not in the best interests of the RFQ and/or performance of the Work, MTA C&D may, in its discretion, require the Respondent to: (i) demonstrate that such arrangement reflects a true Joint Venture arrangement appropriate for Contract A46042; and/or (ii) finalize the engagement of one (1) but not both Designers with the revised engagement documented as an Organizational Change either under the terms of this RFQ or the equivalent terms of the RFP. In addition, Shortlisted Respondents and Proposers will be entitled, at their own initiative, to finalize the engagement of one (1) Designer, but not both Designers with the revised engagement documented as an Organizational Change either under the terms of this RFQ or the equivalent terms of the RFP.