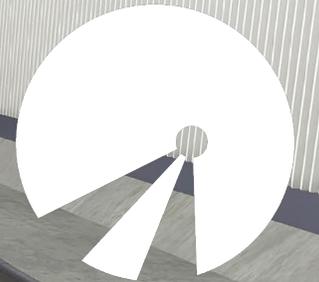


Industry Briefing

Progressive Design-Build for Civil and Tunnel for The Portal

Request for Qualifications No. 23-04



THE PORTAL

UNITING THE BAY. CONNECTING CALIFORNIA.

TJPA

TRANSBAY JOINT POWERS AUTHORITY

November 2, 2023

The Portal Overview

Anticipated Contract Packages

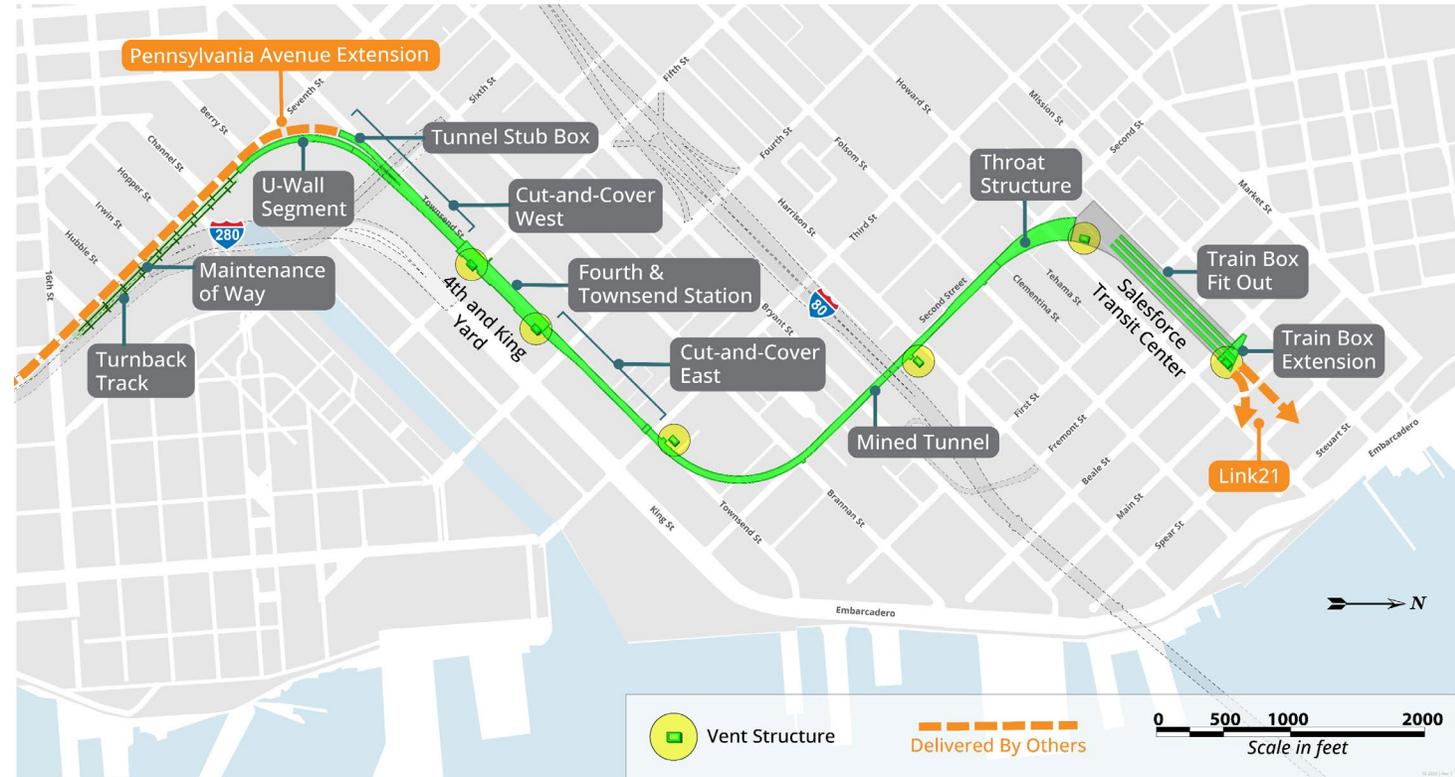
Contact Package	Package Abbreviation	Contract Delivery Model
Utility Relocation (multiple) ^a	UR	Design-bid-build (DBB)
4th and King Yard Preparation Package A: Site Clearing ^a	4KYA	Delivery analysis is underway in coordination with Caltrain
4th and King Yard Preparation Package B: At-grade Track and Systems	4KYB	Delivery analysis is underway in coordination with Caltrain
Building Demolition ^a	BD	DBB
Civil and Tunnel ^b	CT	Progressive design-build (PDB)
Track and Rail Systems	TS	Construction manager/general contractor (CMGC)
Station Fit-Out: Salesforce Transit Center	SF	CMGC

Notes:

^a UR, 4KYA, and BD are advance contracts to be completed prior to the construction phase of the Civil and Tunnel contract.

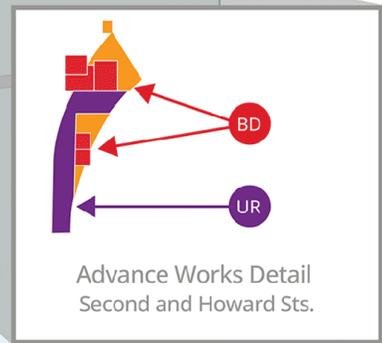
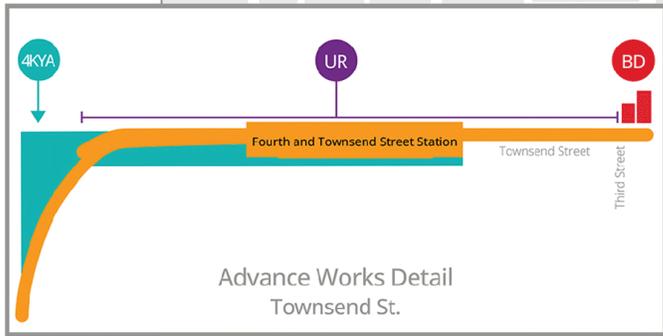
^b Fit-out of the Fourth and Townsend Street Station is currently in the scope of the Civil and Tunnel contract package but may be removed from the Civil and Tunnel package.

Alignment and Major Components



ADVANCE WORKS

- UR UTILITY RELOCATION**
Temporary and permanent utility relocations on Second, Howard, and Townsend streets to facilitate construction of the cut-and-cover structures
- BD BUILDING DEMOLITION**
Demolition of seven buildings to facilitate construction of the cut-and-cover structures and a ventilation and emergency egress structure
- 4KYA 4TH AND KING YARD PREPARATION PACKAGE A: SITE CLEARING**
Relocation or removal of structures, utilities, and storage tracks along the northern and western portions of the yard



MAIN PACKAGES

- CT CIVIL AND TUNNEL**
Progressive design-build contract comprising
 - Completion of design and construction of
 - cut-and-cover structures
 - mined tunnel
 - ventilation structures
 - Limited temporary and permanent utility relocations or support of utilities
 - Fit-out of the Fourth and Townsend Street Station
- 4KYB 4TH AND KING YARD PREPARATION PACKAGE B: TRACK AND SYSTEMS**
Modifications and additions to at-grade trackwork and associated systems to facilitate u-wall construction, rail operations, and connection to The Portal's below-grade trackwork and systems
- TS TRACK AND RAIL SYSTEMS**
Installation of trackwork through the tunnel, stations, and u-wall and all associated rail systems (not shown on map)
- SF STATION FIT-OUT**
Fit-out of the below-grade structural box at the Salesforce Transit Center with facilities for rail operations, customer service, and ancillary support



Civil and Tunnel Project



Scope of Work

This Civil and Tunnel PDB Project includes:

- ◆ A series of cut-and-cover structures, including the Fourth and Townsend Street Station structural box
- ◆ 0.65 miles of mined tunnel and access shafts
- ◆ Ventilation and emergency egress structures
- ◆ **TJPA Option:** Fourth and Townsend Street Station fit-out
- ◆ **TJPA Option:** Fit-out of ventilation and emergency egress structures

Funding Sources

Funding will come from federal, state, regional, and local sources, including the Capital Investment Grants New Starts program. A Full Funding Grant Agreement is expected to be executed with the Federal Transit Administration (FTA) in spring 2025.

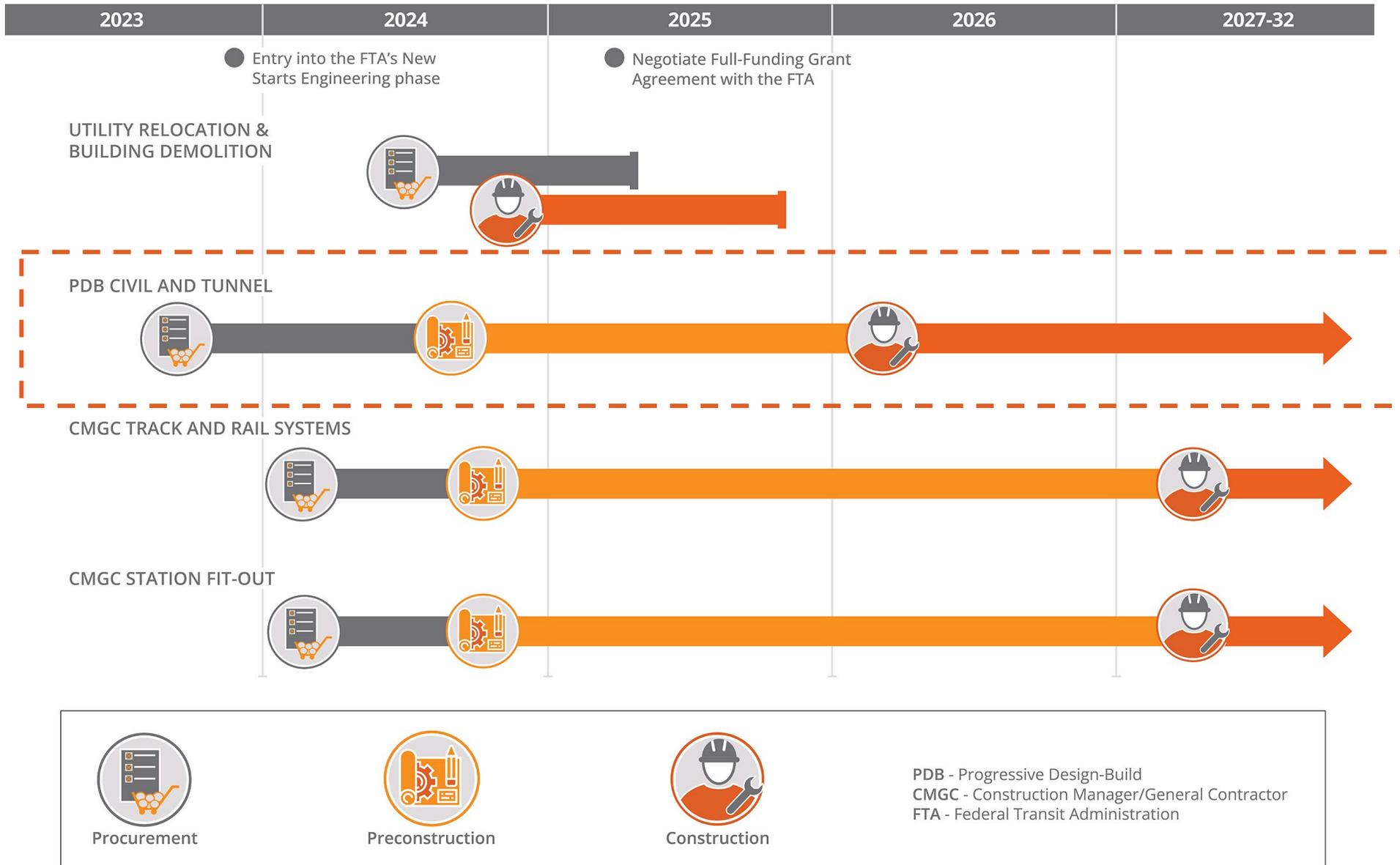
Environmental Status

- ◆ Environmentally cleared pursuant to NEPA and CEQA

Right-of-Way

- ◆ Multiyear contracts for a variety of right-of-way professional services have been executed, more in early 2024.
- ◆ Acquisitions:
 - ◆ Full-fee purchases
 - ◆ Relocation of businesses and residential occupants
 - ◆ Subsurface easements
- ◆ Real Estate Acquisition Management Plan has been completed.
 - ◆ Relocation Impact Study/Relocation Plan draft anticipated in December 2023

The Portal Delivery Timeline



The Portal Budget

(\$millions in year-of-expenditure)

Category	Cost Estimate
Construction	
Utility Relocation	35
4th and King Yard Preparation	80
Building Demolition	7
Civil and Tunnel including fit-out of the Fourth and Townsend Street Station	2,449
Track and Rail Systems	478
Station Fit-Out: Salesforce Transit Center	402
Allowances	78
Subtotal Construction	3,529
Other	
Right of Way	317
Vehicles	43
Program-wide	1,104
Design Contingency	906
Construction Contingency	438
Program Reserve	805
Financing Costs	375
Subtotal Other	3,998
Total	7,517

Progressive Design-Build Approach

Through the collaborative form of contracting, the Selected Proposer will work alongside the TJPA in achieving:

- ♦ A greater level of engagement that allows all parties to better assess and manage risk throughout the delivery of the Project
- ♦ A greater level of cost certainty that the Project is within budget through an open-book cost process of pricing the Project
- ♦ An increased degree of certainty and control over the schedule
- ♦ Higher quality design outcomes through innovation and value engineering solutions

The Project will have a single contract with two phases: **Preconstruction** and **Construction**.

Project Phases



PRECONSTRUCTION

- ◆ Advance design
- ◆ Develop design and construction cost estimates and schedules through collaborative open-book processes
- ◆ Develop efficient work sequencing, packaging, and phasing, taking into consideration the particulars of the Project to maintain the project schedule
- ◆ Actively engage with other interfacing contract packages and projects
- ◆ Develop necessary management plans
- ◆ Undertake risk identification, mitigation, management, and pricing strategies



CONSTRUCTION

- ◆ Complete necessary outstanding design work
- ◆ Undertake construction works
- ◆ Maintain and update necessary project control and reporting requirements such as cost, schedule, quality, and risk developed during preconstruction
- ◆ Testing and commissioning
- ◆ Implement and maintain a rigorous safety and security program for staff, the public, and the worksite

Self-Performance



The TJPA intends to include a requirement in the PDB agreement that the Contractor and its Team Members, as submitted with its Proposal, self-perform a yet-to-be-determined minimum amount of the work, which may include underground civil work (cut-and-cover, open-cut, underpinning, and sequential excavation method mining).

Procurement Process and Timeline

The TJPA is using a two-step process for the procurement of the Project.

Step 1: Request for Qualifications

- Short-list no more than three Respondents

Step 2: Request for Proposals

Key RFQ Dates

Issue Request for Qualifications	October 27, 2023
Industry briefing	November 2, 2023
Last date for Respondents to submit requests for clarifications	November 29, 2023
Last date for issuance of addenda	December 15, 2023
Statements of Qualifications (SOQ) due	December 29, 2023
Notification of short-listed Respondents	February 2024
Issue Request for Proposals	March 2024

SOQ Submission Requirements

1. Organization and Respondent Experience

Provide the qualifications of the Team Members that are essential to demonstrating the team's minimum qualifications, depth of experience, and unique qualifications for the Project:

Team Members ^a	Description
Respondent	The entity submitting the SOQ. If shortlisted, the Respondent will become a Proposer. The Selected Proposer will enter into contract with the TJPA as the Contractor.
Lead Designer ^b	The entity that bears primary and lead responsibility for design services on the Project.
Lead Contractor ^b	The entity that exercises primary and lead responsibility for construction services on the Project.
Major Subcontractor	Any additional subcontractors or subconsultants that the Respondent chooses to include in its SOQ.

Notes:

^a Team Members may be a corporation, joint venture, partnership, or other business organization.

^b The Lead Designer and/or the Lead Contractor may be part of the Respondent entity.

SOQ Submission Requirements Cont.

2. Key Personnel

- ◆ Eight Key Personnel are required with the SOQ:
 - ◆ Project Executive
 - ◆ Project Manager
 - ◆ Design Manager
 - ◆ Construction Manager
 - ◆ Design Quality Manager
 - ◆ Lead Structural
 - ◆ Lead Geotechnical
 - ◆ Lead Architect
- ◆ SOQs must include back-up Key Personnel for the Project Manager, Design Manager, and Construction Manager
- ◆ More Key Personnel will be required with the Proposals.

SOQ Submission Requirements Cont.

3. Best Practices

Respondents must include a narrative describing opportunities and challenges encountered on previous projects. Areas to discuss may include:

- ♦ Assembling and managing multidisciplinary teams in the delivery of large, complex urban transportation projects
- ♦ Achieving best value through collaboration within the team, owner, operator, and stakeholders
- ♦ Delivery of large, complex, urban underground projects
- ♦ Management of subcontractors and methods used to demonstrate the owners received fair prices for construction
- ♦ Management of interfaces, integration, and risk
- ♦ Types, uses, and the role of incentives in driving performance on key metrics

4. Small and Disadvantaged Business Enterprise Experience

Respondents must describe Team Members' experience meeting or exceeding SBE/DBE participation goals and methods for providing meaningful participation and learning experiences to SBE/DBE firms for similar, recent projects.

Small and Disadvantaged Business Enterprise Participation

- ◆ It is the policy of the TJPA to ensure nondiscrimination on the basis of race, color, sex or national origin in the award and administration of Department of Transportation-assisted contracts.
- ◆ Respondents are required to obtain SBE participation of 21% for this contract on an annual basis for design and construction. The TJPA accepts SBE certifications from the following:
 - ◆ Any state's Unified Certification Program
 - ◆ California Department of General Services
 - ◆ San Francisco Contract Monitoring Division
- ◆ The TJPA has a race-neutral DBE Program, and there is no DBE requirement on this contract. However, Respondents are encouraged to obtain DBE participation of 17%.
- ◆ The TJPA discourages Respondents from requiring exclusivity from SBE/DBE firms.

Evaluation

SOQ Item

Maximum Points

Volume I – Technical Qualifications

Executive Summary	n/a
Table of Contents	n/a
Respondent Organization and Experience (including Forms)	65
Key Personnel Experience (including Forms)	65
Best Practices	50
S/DBE Experience	20

Volume II – Team Member Information

Forms	pass/fail
Maximum SOQ Points	200

SOQ Page Limits and Forms

SOQ Item	Page Limit
Volume I – Technical Qualifications	
Executive Summary	1
Table of Contents	1
Respondent Organization and Experience (excluding Forms)	6
Key Personnel Experience (excluding Forms)	5
Best Practices	4
SBE/DBE Experience	1
Forms	
Form B – Team Member Summary	1
Form C – Team Experience	18 ^a
Form D – Key Personnel Summary	1
Form E – Key Personnel Experience	33 ^b
	Volume I Maximum Pages
	71
Volume II – Team Member Information	
Forms:	
Form F – Business Organization	
Form G – Surety Letter	
Form H – Insurance Letter	
Form I – Financial Status	n/a
Form J – Organizational Conflicts of Interest	
Form K – Certifications and Questionnaire	
	Volume II Maximum Pages
	n/a

Notes:

^aLimit of three pages per project

^bLimit of three pages per Key Personnel

Exhibits

EXHIBIT A

Technical forms provided In Word format:

- ◆ Form A – Request for Clarification
- ◆ Form B – Team Member Summary
- ◆ Form C – Team Experience
- ◆ Form D – Key Personnel Summary
- ◆ Form E – Key Personnel Experience

Forms B–E to be included in the SOQ

EXHIBIT B

Administrative and legal forms provided in Word format to be included in the SOQ:

- ◆ Form F – Business Organization
- ◆ Form G – Surety Letter
- ◆ Form H – Insurance Letter
- ◆ Form I – Financial Status
- ◆ Form J – Organizational Conflicts of Interest
- ◆ Form K – Certifications and Questionnaire

Exhibits Cont.

EXHIBIT C

Agreement Terms

A draft of the terms that will be part of the progressive design-build agreement

EXHIBIT D

Reference Documents: provided for information only

1	Final Basis of Design	February 2023
2	Design Criteria Manual	December 2022
3	Constraints and Latitudes	October 2023
4	Preliminary Engineering Plans	October 2022
5	Preliminary Engineering Report	October 2022
6	Interface Graphics	Jul-Sep 2022
7	Draft Geotechnical Baseline Report for RFQ	October 2023
8	Fourth and Townsend Street Station Profile Study	May 2023
9	Draft Master Schedule	July 2023
10	Real Estate Acquisition Management Plan	August 2023
11	Third Party Agreement Plan	February 2023
12	The Portal Contract Packages	October 2023

Additions Post-SOQ

- ◆ Acknowledging the complexity of the current market and the numerous opportunities available to architectural and engineering firms, the TJPA will build in flexibility for short-listed teams to add to/augment their teams in their Proposal.
- ◆ The Lead Designer, Lead Contractor, and Key Personnel will be required to remain the same.

Communications

- ◆ All communication regarding this procurement, including submittals of Form A – Request for Clarification, must be directed to:

Transbay Joint Powers Authority

Email: RFP@tjpa.org

- ◆ Submit Statements of Qualifications to:

Transbay Joint Powers Authority

Email: RFP@tjpa.org

- ◆ Begin all communications with the phrase **RFQ 23-04** in the subject line.

Questions?

TJPA
TRANSBAY JOINT POWERS AUTHORITY

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