

DATE: 6/27/23

CONTRACT SOLICITATION NOTICE/PROJECT OVERVIEW

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

SSE EVENT#: 0000438660

OPENING/DUE DATE: 7/25/23

TYPE OF SOLICITATION: RFP

DOCUMENT AVAILABILITY DATE: 6/27/23

SOLICITATION TITLE: E34054 Design-Build Services for Elevator Replacements 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 replace thirty-seven (37) elevators at seventeen (17) New York City Transit (NYCT) subway stations, located throughout the boroughs of Brooklyn, Manhattan, Queens and the Bronx. In addition, and as part of the procurement for the Contract, the MTA intends to enter into a separate contract to provide for the long-term maintenance of the new elevators. In the first step, MTA C&D will issue a Request for Qualifications ("RFQ") seeking Respondents who are qualified and prepared in all respects to perform the work on schedule and within budget. In the second step, MTA C&D will issue an RFP for the contract to the Respondents determined by MTA C&D to be qualified in the first step. Respondents with current contracts to perform work on MTA projects must be in good standing and satisfactorily progressing the work on such contracts to be deemed qualified to participate in the solicitation for the Contract. Contract E34054 will provide for design-build services to replace thirty-seven (37) elevators at seventeen (17) New York City Transit (NYCT) subway stations, located throughout the boroughs of Brooklyn, Manhattan, Queens and the Bronx. In addition, and as part of the procurement for the Contract, the MTA intends to enter into a separate contract to provide for the long-term maintenance of the new elevators. It is anticipated that the Contract will be in whole or in part Federally funded

Funding: 100% FTA Goals: DBE: 22.5% Est \$ Range: Over \$100M Contract Term: 36 Months

***** PLEASE SEE ATTACHED SCOPE OF WORK FOR ADDITIONAL INFORMATION *****

(X) PRE-BID CONFERENCE LOCATION: Via Microsoft Teams - Reservations should be made for the Pre-Proposal Conference by emailing lisa.rigatti@mtacd.org	DATE: 7/12/23	TIME: 10:00AM
---	----------------------	----------------------

() SITE TOUR LOCATION:	DATE:	TIME:
--------------------------------	--------------	--------------

FOR MORE INFORMATION, PLEASE CONTACT:

PROCUREMENT REPRESENTATIVE: Lisa Rigatti	EMAIL: lisa.rigatti@mtacd.org
---	--

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.MYDNCB.COM. 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 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, TO REGISTER AS A BIDDER*****

**Contract No. E34054
Project Overview**

1. Introduction to the Project

Contract E34054 will provide for design-build services to replace thirty-seven (37) elevators at seventeen (17) New York City Transit (NYCT) subway stations, located throughout the boroughs of Brooklyn, Manhattan, Queens and the Bronx. In addition, and as part of the procurement for the Contract, the MTA intends to enter into a separate contract to provide for the long-term maintenance of the new elevators.

2. Contracting Methodology

- a. 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, that 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 the two-step solicitation process. Contracting on a design-build basis is intended to encourage development of innovative designs, planning, and logistics while also optimizing the sharing of risk related to the Work.

3. Background information and Project Scope/Description

The existing elevators to be replaced under this Contract are at the end of their useful lives. In addition, some of the elevators do not comply with Americans with Disabilities Act (ADA) requirements due to the size of the existing elevator cabs. All of these elevators are to be replaced with new ADA compliant elevators. In addition, the scope of Work at each of the Stations will include the following:

- Removal of all existing equipment within each elevator machine room (EMR) (one EMR per elevator) and replacement with new equipment;
- Modifications to the elevator hoistways;
- Performance of all work necessary to ensure that the new elevators meet current ADA requirements and there is an ADA-compliant path of travel to each elevator;
- Performance of "state of good repair" Work in the vicinity of the new elevators, the elevator hoistways, and the EMRs, including repairs to structural elements, repairs to finishes, remediation of water damage and removal of graffiti; and
- Upgrades to the existing communication systems, including CCTV cameras, fire alarm, telephones and intercoms, and providing new two-way emergency visual communications devices within the elevator cabs.

The stations and the elevators to be replaced at each station are listed below:

1-3. ATLANTIC AVENUE – BARCLAY CENTER COMPLEX

The Atlantic Avenue – Barclay Center Station Complex is located at the intersection of Atlantic Avenue and Flatbush Avenue in Brooklyn and includes three stations:

Atlantic Avenue- Station- Barclays Center – Fourth Ave Line, which serves D-N-R trains. There are three elevators to be replaced at this station: EL301, EL302 and EL303.

Atlantic Ave Station- Barclays Center - Eastern Parkway Line, which serves the 2, 3, 4, and 5 trains. There are two elevators to be replaced at this station: EL304 and EL305.

Atlantic Ave Station-Barclays Center - Brighton Line, which serves the B&Q trains. There are two elevators to be replaced at this station: EL306 and EL307.

4. CHURCH AVENUE STATION

**Contract No. E34054
Project Overview**

The Church Avenue Station is located at the intersection of Church Avenue and Nostrand Avenue in Brooklyn and serves the 2 and 5 trains. There is one elevator to be replaced at this station: EL321.

5. UTICA AVENUE STATION

The Utica Avenue Station is located at the intersection of Utica Avenue and Eastern Parkway in Brooklyn and serves the 3 and 4 trains. There are two elevators to be replaced at this station: EL322 and EL323.

6. DeKALB AVENUE STATION

The DeKalb Avenue Station is located at the intersection of DeKalb Avenue and Flatbush Avenue in Brooklyn and serves the D, N, and R trains. There are three elevators to be replaced at this station: EL370, EL371 and EL372.

7. PROSPECT PARK STATION

The Prospect Park Station is located at the intersection of Flatbush Avenue and Ocean Avenue in Brooklyn and serves the B and Q trains. There are two elevators to be replaced at this station: EL382 and EL383.

8. STILLWELL AVENUE STATION

The Stillwell Avenue Station is located at the Coney Island Terminal in Brooklyn and serves the D, F, N, and Q trains. There are two elevators to be replaced at this station: EL701 and EL702.

9. FORDHAM ROAD STATION

The Fordham Road Station is located at the intersection of Fordham Road and Jerome Avenue in the Bronx and serves the number 4 train. There are three elevators to be replaced at this station: EL186, EL187 and EL188.

10. 14TH STREET – 8TH AVENUE STATION

The 14th Street-8th Avenue Station is located at the intersection of 14th Street and 8th Avenue in Manhattan and serves the A, C, E, and L trains. There are two elevators to be replaced at this station: EL222 and EL223.

11. 66TH STREET STATION

The 66th Street Station is located at the intersection of 66th Street and Broadway in Manhattan and serves the 1 train. There are two elevators to be replaced at this station: EL237 and EL238.

12. 72ND STREET STATION

The 72nd Street Stations is located at the intersection of 72nd Street and Broadway in Manhattan and serves the 1, 2 and 3 trains. There are two elevators to be replaced at this station: EL239 and EL240.

13. CANAL STREET STATION

The Canal Street Station is located at the intersection of Canal Street and Lafayette Street in Manhattan and serves the 6 train. There are two elevators to be replaced at this station: EL324 and EL325.

14. MAIN STREET STATION

**Contract No. E34054
Project Overview**

The Main Street Station is located at the intersection of Main Street and Roosevelt Avenue in Queens and serves the 7 train. There is one elevator to be replaced at this station: EL414

15. ROOSEVELT AVENUE - JACKSON HEIGHTS STATION

The Roosevelt Avenue - Jackson Heights Station is located at the intersection of Roosevelt Avenue and 74th Street in Queens and serves the E, F, M and R trains. There are two elevators to be replaced at this station: EL421 and EL422.

16. QUEENS PLAZA STATION

The Queens Plaza Station is located at the intersection of Queens Boulevard and Northern Boulevard in Queens and serves the E, M and R trains. There are three elevators to be replaced at this station: EL428, EL429 and EL430.

17. 179TH STREET STATION

The 179th Street Station is located at the intersection of 179th Street and Hillside Avenue in Queens and serves the F train. There are three elevators to be replaced at this station: EL431, EL432 and EL433.

4. Procurement Process

- a. The procurement process for Contract E34054 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 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, MTA C&D will offer a stipend to Shortlisted Respondents that submit Proposals that are responsive to the RFP requirements but are not awarded the Contract.

**Contract No. E34054
Project Overview**

- b. All SOQs shall be submitted electronically to MTA C&D by the SOQ Due Date set forth in Section **Error! Reference source not found.** in accordance with the instructions for electronic submittals set forth in Section **Error! Reference source not found.**.

5. RFQ Availability

The RFQ documents will be made available to all prospective Respondents on or about June 27, 2023. In order to obtain the RFQ documents, prospective Respondents need to complete and submit the Contract Document Order Form to SolicitationDocs@mtacd.org. After the order form is processed, prospective Respondents will be notified and instructed to log in the MTA Vendor Portal, 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 the MTA Vendor Portal, www.mymta.info, selecting Vendor Sign-in & Registration, select New Bidder Registration and then follow the on-screen instructions.**

6. Evaluation of SOQs

As described in more detail in the RFQ, SOQs will be evaluated to establish a shortlist of qualified Respondents. Each Respondent's SOQ will be evaluated on a pass/fail basis for compliance with the SOQ submittal requirements, including:

i. Threshold Evaluation Criteria

- a. **Completeness:** The SOQ conforms to the RFQ requirements and includes all materials required by the RFQ.
- b. **Timeliness:** The SOQ was submitted on or before the SOQ Due Date and time.
- c. **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.
- d. **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.
- e. **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.

ii. Substantive Evaluation Criteria.

- a. **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

**Contract No. E34054
Project Overview**

design and construction work. Additionally, the Respondent will be evaluated on the benefits of any value-added positions and the strength of the individuals proposed for those positions.

- b. **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, and maintenance of the new elevators.
- c. **Prior Design-Build Experience**: The extent and depth of each Major Participant's experience with comparable projects.
- d. **Past Performance**: Demonstrated record of performance of all Major Participants including: completion of contracts on schedule; quality of work product; completion within budget; 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.
- e. **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.

7. Experience and Performance of Respondent Teams

- a. During the RFQ process, MTA C&D will identify Respondent Teams comprised of design and construction firms, elevator manufacturers, elevator installers, and elevator maintainers, available with demonstrated experience, expertise, capacity, and record of producing quality work on projects similar in nature to the Project.
 - i. To identify Respondents that include a Lead Contractor and Designer with:
 - A. experience, individually and collectively, in successfully managing, designing and constructing projects of the size, type and complexity as reflected in the scope of Work and anticipated for the Project;
 - 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 station environments, including without limitation, project managers, construction managers, design consultants, safety managers, quality managers and schedulers.
 - ii. To identify Respondents that include an Elevator Manufacturer, Elevator Installer, and Elevator Maintainer with:
 - A. experience in successfully manufacturing, installing, and maintaining elevators in the quantities, with such performance and technical specifications, for such purposes, and in the environments similar to those reflected in the scope of Work and anticipated for the Project, including in heavy-duty transportation system, airport or equivalent elevators;
 - B. experience in achieving expected levels of maintainability and life cycle performance and satisfaction of handback requirements in similar projects;

Contract No. E34054
Project Overview

- C. a record of completing contracts (including, as applicable, as prime or subcontractors) on time and within budget;
- D. experience in and a record of providing long term original equipment manufacturer (“OEM”) and installation warranties, maintenance, and support to project owners;
- E. technical and management experience and expertise to plan, organize and execute the relevant parts of the Work and assure the quality and safety of the Work; and
- F. qualified key personnel with experience managing and performing work in the environments similar to those reflected in the scope of Work, including active rail and transit station environments.

8. General Limitations on Respondent Team Membership

- a. Subject to the Limitations on Exclusivity set forth in Section 10 below as it applies to Designers, and in addition to any other restriction or qualification on Respondent team membership and on the inclusion of Major Participants and Key Personnel as set forth in the RFQ:

with the exception of the Elevator Manufacturer, the Elevator Installer, the Elevator Maintainer, and the Designer:

- i. no Major Participant 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 Section 5.3, this Section 6.2, and Section 6.4;
 - iii. Affiliated entities shall not participate on separate Respondent teams;
 - iv. 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
 - v. no individuals serving a Key Personnel role on one (1) Respondent team may serve any role on another Respondent team.
- b. Respondents and Major Participants that are not selected as a Shortlisted Respondent are not restricted under Section **Error! Reference source not found.** of the RFQ 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.

- a. Notwithstanding the foregoing restriction, a Respondent may include in its SOQ up to four (4) proposed Elevator Manufacturers, up to four (4) proposed Elevator Installers, and/or up to four (4) proposed Elevator Maintainers as alternatives. Such arrangements will be subject to, respectively, Sections **Error! Reference source not found.**

10. Limitations on Exclusivity

- a. Elevator Installers, Elevator Manufacturers, Elevator Maintainers, Designers, or their Affiliates, which are not prohibited from participating on more than one (1) Respondent team under Section **Error! Reference source not found.**, may participate on more than one (1) Respondent team subject to

**Contract No. E34054
Project Overview**

compliance with the following requirements in order to protect the integrity of the procurement process:

- b. The engagement of an Elevator Installer, Elevator Manufacturer, Elevator Maintainer, Designer, or any of their Affiliates 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 information (or being asked by a Respondent team to share information) regarding the procurement, and the Design-Build Contract.
- c. The engagement of an Elevator Installer, Elevator Manufacturer, Elevator Maintainer, Designer or any of their Affiliates 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 information (or being asked by a Respondent team to share information) regarding the procurement, the Design-Build Contract, and the Maintenance Contract between or among Respondent teams.
- d. If a Respondent elects to non-exclusively engage multiple Elevator Manufacturers, Elevator Installers, or Elevator Maintainers, such Shortlisted Respondent or Proposer must finalize the engagement of one (1), but not more than one (1), of each entity and identify the selected entity in its Proposal.