

**DATE: 4/28/22**

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

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

**SSE EVENT#:** 0000394136

**OPENING/DUE DATE:** 5/27/22

**TYPE OF SOLICITATION:** RFP

**DOCUMENT AVAILABILITY DATE:** 4/28/22

**SOLICITATION TITLE:** 6482: D/B SVCS. FOR LIRR HILLSIDE MAINTENANCE FACILITY FIRE WATER MAIN SUPPRESSION SYSTEM REPLACEMENT.

**DESCRIPTION:**

The Metropolitan Transportation Authority ("MTA"), by and through the MTA Construction & Development Company ("MTA C&D"), will be issuing a two-step Request for Proposals ("RFP") seeking entities interested in providing design-build services for Hillside Maintenance Facility Fire Water Main Suppression System Replacement. 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 Contracts 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 Contracts.

Funding: 100% MTA      Goals: DBE: 15%   WBE: 15%   SDVOB: 6%      Est \$ Range: \$10M - \$50M

Contract Term: Maximum 34 Months

**\*\*\*\*\* PLEASE SEE ATTACHED FOR ADDITIONAL INFORMATION \*\*\*\*\***

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

**DATE:** 5/9/22

**TIME:** 1:30PM

Microsoft Teams

**( ) SITE TOUR LOCATION:**

**DATE:**

**TIME:**

**FOR MORE INFORMATION, PLEASE CONTACT:**

**PROCUREMENT REPRESENTATIVE:** Joseph Famiglietti

**Email:** Joseph.Famiglietti@mtacd.org

**REQUIREMENTS TO PARTICIPATE**

**SYSTEM FOR AWARD MANAGEMENT (SAM):** VENDORS ARE REQUIRED TO REGISTER WITH SAM, A FEDERAL VENDOR DATABASE USED TO VALIDATE VENDOR 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](http://WWW.MYMTA.INFO), TO REGISTER AS A BIDDER\*\*\*\*\***

**Contract No. 6482**  
**Project Overview**

**1. Introduction to the LIRR Hillside Maintenance Facility Fire Water Suppression System Replacement Project**

The Long Island Rail Road (LIRR) Hillside Maintenance Facility (HMF), located at 93-59 183rd Street, Hollis, NY 11423 is a 550,000 square foot passenger train repair facility. Routine maintenance on electric trains is conducted at the facility 24 hours a day. There are three floors in the facility, consisting of the basement, ground floor with mezzanine, and 2nd floor. The basement is primarily a storage area with electromechanical equipment necessary for building operations such as the fire pump, electrical substations, emergency generator, air compressors, boilers, etc. The ground floor is comprised of the various train car repair shops and a robotic automated storage and retrieval system (ASRS). The mezzanine and second floor contain offices and ancillary shop and storage areas.

The combined facility fire protection systems are supplied with pressurized water from a diesel fire pump that feeds single loop of failure-prone underground 10" fiberglass pressure pipe. Frequent and extensive repairs of this pipe are necessary and to improve resiliency and reliability, a plan has been developed to replace this pipe, add additional redundant water supplies, add a redundant fire pump, and separate the water supply to the sprinkler, standpipe, and hydrant systems. The new fire water service connections will be made at 177th street to supply the yard hydrant system and at 183rd Street to supply a prefabricated Diesel Fire Pump and enclosure that will serve the HMF standpipe system and ASRS sprinklers, respectively. Additionally, a second matching Fire Pump shall be installed to replace the existing nonfunctional fire pump and piped to supply a new interior, above ground 8" loop for the building sprinklers. This updated fire protection system will significantly improve the facility survivability and continuity of operations through redundancy and elimination of single points of failure.

**2. Contracting Methodology**

The Design-Build Contract will be awarded as a fixed lump sum price contract to the 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, as well as cost and schedule, following the two-step solicitation process. This method of procurement is intended to encourage development of innovative designs, planning and logistics while also optimizing schedule and the sharing of risks related to the Work.

**3. Key Project Elements:**

Phase 1: Design and install the 177th street water supply connection and yard hydrant system pipe network and building fire suppression systems piping loops.

Phase 2: Design and install the 183rd street water supply connection and pre-packaged fire pump assembly and connection to the ASRS and building fire suppression systems piping loops.

Phase 3: Design and install a new fire suppression system interior water supply loop and connections to the existing fire sprinkler risers. Design and install new sprinkler valve connections to eliminate the existing multi-floor sprinkler zone configurations.

**4. Project Scope/Description**

MTA C&D seeks to identify and engage a qualified design-build team (the "Design-Builder") to perform design and construction of a replacement for the existing 10" fire loop that runs underground outside of the HMF building perimeter with a new 8" loop that will run inside the building and will supply water for independent fire protection sprinkler, standpipe and hydrant systems.

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## **5. Procurement Process**

The procurement process will consist of two steps: (i) the Request for Qualifications; and (ii) the Request for Proposals as described in further detail below.

- A. In Step 1, the RFQ invites interested teams (each, a “Respondent”) to submit SOQs that detail, among other things, preparedness to formally submit a proposal (“Proposal”) for Contract 6482 and qualifications to perform the Work.
- B. 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 anticipates selecting 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”).
- C. 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, other qualitative factors such as design and technical approach will also be considered. Additionally, schedule will be a major determinative element in awarding the Design-Build Contract.
- D. The RFP will provide specific instructions on the submission requirements, the evaluation factors, and rating guidelines.
- E. 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.
- F. During Step 2, MTA C&D may offer a stipend to Shortlisted Respondents that submit Proposals that are responsive to the RFP requirements but are not awarded the Contracts.

## **6. RFQ Availability**

The RFQ documents will be made available to all prospective Respondents on or about **April 28, 2022**. In order to obtain the RFQ documents, prospective Respondents need to complete and submit the order form available on the MTA’s website by clicking the “Order Now” link.

## **7. Evaluation of SOQs**

As described in more detail in the RFQ, SOQs will be evaluated to establish a shortlist of qualified Respondents. MTA C&D anticipates using a pass/fail process that incorporates qualitative assessments to evaluate the SOQs. Each Respondent’s SOQ will be evaluated on a pass/fail basis for compliance with the SOQ submittal requirements, including:

- A. Completeness of the SOQ and responsiveness to the requirements set forth in the RFQ;
- B. Experience;
- C. Past performance with regard to:
  - i. quality of work
  - ii. schedule compliance
  - iii. meeting D/M/WBE goal requirements
- D. Organization and key personnel;
- E. Project understanding and approach;
- F. Responsibility; and
- G. Financial strength.

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Evaluations will include qualitative assessments where a Respondent may be deemed to fail (and not be shortlisted) even if the Respondent was responsive to the terms of the RFQ.

**8. Experience and Performance of Respondent Teams**

- A. During the RFQ process, MTAC&D will identify Respondents that include Lead Contractors and Lead Designers with:
  - i. experience in successfully managing, designing and constructing projects of size, type and complexity similar to the Contracts;
  - ii. a record of completing contracts on time and within budget;
  - iii. 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
  - iv. qualified key personnel with experience managing and performing work in active rail stations, including without limitation, to project managers, construction managers, designers, safety managers and schedulers.

**9. General Limitations on Respondent Team Membership**

- a. Subject to Section 10, and in addition to any other restriction or qualification on Respondent team membership and on the inclusion of Major Participants and Key Personnel:
  - i. with the exception of the Designer:
    - A. no Major Participant shall participate on more than one (1) Respondent team;
    - B. no Affiliate of any Major Participant shall participate on another Respondent's team;
    - C. Affiliated entities shall not participate on separate Respondent teams;
    - D. 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
    - E. 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 this Section 9 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.

**10. Limitations on Exclusivity**

Designers or their Affiliates, which are not prohibited from participating on more than one (1) Respondent team under Section 9, 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:

- a. The engagement of a 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 or the Design-Build Contract.
- b. 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 11. However, if MTA C&D

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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 6482; 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 permitted, 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.

**11. Joint Ventures**

- a. If any Major Participant is or expects to be a Joint Venture, or a newly formed or special-purpose entity, then all members or partners of that Joint Venture or other entity will collectively be considered to be a Major Participant, and shall be liable on a joint and several basis such that each and every obligation or undertaking stated to be fulfilled or performed by the Joint Venture will be the joint and several obligation or undertaking of each member and partner of such Joint Venture.
- b. Any information that must be submitted with its SOQ must also be submitted with respect to the Joint Venture itself and by each member or partner of the Joint Venture or other entity unless otherwise expressly provided herein. These requirements apply regardless of whether the relevant Joint Venture or other entity considers itself a partnership. This requirement applies to each member or partner of the Joint Venture submitting as the Respondent, as well to each Major Participant, such as the Designer.