



**REQUEST FOR PROPOSALS (RFP)**

**CONSTRUCTION MANAGEMENT AND CONSTRUCTION INSPECTION  
SERVICES**

**FORBES AVENUE SIDEWALK WIDENING  
FOURTH AVENUE STREET LIGHTING  
412 BOULEVARD OF THE ALLIES VAULT ABANDONMENT  
PROJECTS**

**2<sup>nd</sup> WARD, CITY OF PITTSBURGH**

**RFP Issue Date: Wednesday, May 8, 2019**

**Pre-Proposal Meeting Date: Monday, May 13, 2019 at 1:30 p.m. ET**

**Proposal Due Date: Friday, May 24, 2019 at Noon ET**

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH**  
**REQUEST FOR PROPOSALS (RFP)**  
**Construction Management and Construction Inspection Services**  
**Forbes Avenue Sidewalk Widening**  
**Fourth Avenue Street Lighting**  
**412 Boulevard of the Allies Vault Abandonment**  
**Projects**  
**Issued on Wednesday, May 8, 2019**

**INTRODUCTION**

The Urban Redevelopment Authority of Pittsburgh (URA) is seeking proposals for a construction management and inspection firm (Firm) to oversee the construction of three projects in the 2<sup>nd</sup> Ward of the City of Pittsburgh (City) in Downtown. The three projects will be built concurrently. The first project consists of the construction of a new widened sidewalk (8-foot width including curb) and new deck curb along the southern portion of Forbes Avenue (between Smithfield Street and Market Square) which will consist of but is not limited to: utility coordination/adjustments; curbs; sidewalks; pavement markings; and signage. The cost of the improvements for the project is estimated to be approximately \$200,000.

The second project is new street lighting on both sides of Fourth Avenue between 200 Fourth Avenue and Smithfield Street. The cost of the improvements for the project is estimated to be approximately \$160,000.

The third project entails filling and abandoning an existing subsurface vault beneath the sidewalk at 412 (formerly 420) Boulevard of the Allies. The work consists of, but is not limited to: building a wall between the vault and the basement to retain the fill; removing or relocating utilities and other services within the vault area; removing the sidewalk; filling the void with flowable fill; and replacing the sidewalk and curbing. The cost of the improvements for the project is estimated to be approximately \$500,000.

The selected Firm will not serve as the constructor or designer of the projects. Mackin Engineering Company, the firm responsible for the design of the widened sidewalk, will provide consultation services during construction to address design issues and to perform shop drawing review. Ms consultants, the firm responsible for the design of the street lighting improvements, will provide consultation services during construction to address design issues and to perform shop drawing review. Gateway Engineers, the firm responsible for the design of the vault abandonment, will provide consultation services during construction to address design issues and to perform shop drawing review.

The Forbes Avenue Sidewalk Widening project is anticipated to be completed in 75 calendar days. The Fourth Avenue Street Lighting project is anticipated to be completed in 90 calendar days. The 412 Boulevard of the Allies Vault Abandonment project is anticipated to be completed in 60 calendar days. The work is expected to begin around July 1, 2019 on all three projects. The proposal should allow for an additional four (4) weeks in your schedule for

contract close-out on each project and possible construction extensions that may result from unknown field conditions.

The URA anticipates the usage of 412 (420) Boulevard of the Allies as the inspector field office. The use of this space as a field office shall be coordinated with the URA.

It will be the responsibility of all interested Firms to contact Mr. McGarry Luginski, project engineer, at [mluginski@ura.org](mailto:mluginski@ura.org) to request a OneDrive link to the specifications and drawings of each project. Addendums will be sent out to all interested Firms via email.

A full set of construction drawings for each project is available for review in the Engineering & Construction Department of the URA offices, 11<sup>th</sup> Floor, 200 Ross Street, Pittsburgh, PA, 15219. Please contact Mr. McGarry Luginski, project engineer (Forbes Avenue Sidewalk Widening) and Joseph German, architect (Fourth Avenue Street Lighting and 412 Boulevard of the Allies Vault Abandonment).

To assist the URA in its evaluation of the qualifications of potential construction management/inspection Firms, we request that the following information be presented in the response to this RFP, in the same order and format as listed below.

Any supplemental information that you may wish to include regarding your qualifications should be attached as a separate exhibit to your response. Note that the selection criteria listed below is not necessarily listed in order of ranking importance.

### **PROPOSAL REQUIREMENTS**

1. Identify personnel who will be assigned to work as office support staff during construction of the project. Attach resumes of key personnel.
2. Provide a list of projects completed by your Firm, with associated construction costs, dollar amounts, name of owner's contact and phone number that deal specifically with sidewalk and curb installation, pavement markings, signage, street lighting, underground vault work, and similar construction projects located in urban areas. In particular, cite projects performed for/within the City. Indicate the amount of your construction management fee for each of the projects.
3. Indicate work that you would anticipate subcontracting to others and provide the names of the companies to be used, as well as the individuals that will be assigned to this project. Indicate the projected subcontract amounts and include your sub-consultant fees and associated information in the master spreadsheet.
4. Discuss your current workload and your ability to staff this project.

5. The URA has goals of 18% minority business enterprise (MBE) and 7% women business enterprise (WBE) participation in its projects. Indicate how your Firm would propose to meet these goals.
6. Submit a fee, for construction services outlined in Attachment "A." Break down the fee for construction services in terms of "on-site" inspection costs and office supervisory support costs. Identify personnel that will be assigned to work "on-site" during construction of the project and attach their resumes. Indicate which members of the proposed "on-site" personnel are familiar with the construction documentation requirements of the Pittsburgh Water and Sewer Authority (PWSA) and the City of Pittsburgh Department of Mobility and Infrastructure (DOMI) and list specific projects where their procedures have been implemented. Also indicate their experience associated with the construction of sidewalks and curbs, pavement markings, signage, street lighting, and underground vault work.
7. The fee component of the proposal shall identify the derivation of the fee by detailing the hours and personnel for each of the tasks. Include cost and manpower tables, rates and markups used to calculate the summarized costs. **Include a master spreadsheet that includes the total level of effort (manhours) for each major task for each project. Submitting proposals solely for individual projects will not be considered.** The spreadsheet shall list employee name, job classification, projected hours, pay rates, overhead factors, direct costs, and profit in separate columns. Prime sub-consultants/subcontractors which make up your team shall be included in the master spreadsheet. The following shall be clearly identified in your fee proposal:
  - The job classifications and direct hourly rates applied to the work tasks
  - The proposed overhead factor to be applied to the salary cost
  - The fee or percentage of profit proposed for the services
  - The reimbursable/direct costs projected, including sub-consultant fees
  - Assumptions made in estimating time and costs
8. Complete Exhibit "A" – Cost Summary.

### **PRE-PROPOSAL MEETING**

A pre-proposal meeting will be held on Monday, May 13, 2019 at 1:30 p.m. ET at the URA offices, 13<sup>th</sup> Floor, Wherrett Room.

### **CONSULTANT SELECTION CRITERIA**

Selection for this assignment will be made based on the following criteria:

1. The qualifications of the staff and subcontractors assigned to the project and their professional experience with similar type projects

2. Organization and management of the project, including efficient staff utilization
3. The level of significant MBE/WBE participation
4. The fee proposal

#### **PROPOSAL SUBMISSION AND PROCESSING**

Three (3) copies of the proposal must be submitted.

Proposals are to be submitted at the offices of the Urban Redevelopment Authority of Pittsburgh, 11<sup>th</sup> floor to:

**Martin Kaminski  
Director of Engineering and Construction  
Urban Redevelopment Authority of Pittsburgh  
200 Ross Street  
Pittsburgh, PA 15219**

no later than Noon ET, Friday, May 24, 2019. Proposals will not be returned.

The URA anticipates selecting a construction management/inspection Firm in June 2019.

Any questions regarding this correspondence should be made in writing to Mr. McGarry Luginski, project engineer (Forbes Avenue Sidewalk Widening) at [mluginski@ura.org](mailto:mluginski@ura.org) and Joseph German, architect (Fourth Avenue Street Lighting and 412 Boulevard of the Allies Vault Abandonment) at [jgerman@ura.org](mailto:jgerman@ura.org).

**EXHIBIT "A"**  
**COST SUMMARY**

<b>TASK</b>	<b>COST</b>
1. FORBES AVENUE SIDEWALK WIDENING	
2. FOURTH AVENUE STREET LIGHTING	
3. 412 BOULEVARD OF THE ALLIES VAULT ABANDONMENT	
<b>GRAND TOTAL</b>	

Note: Proposal shall include backup cost and manpower tables summarized above.