



**REQUEST FOR PROPOSALS (RFP)**

**CONSTRUCTION MANAGEMENT AND CONSTRUCTION INSPECTION  
SERVICES**

**EAST LIBERTY HARVARD/BEATTY  
SITE PREPARATION CONTRACT NO. 5**

**11<sup>th</sup> WARD, CITY OF PITTSBURGH**

**RFP Issue Date: Wednesday, May 29, 2019**

**Pre-Proposal Meeting Date: Thursday, June 6, 2019 at 1:00 p.m. ET**

**Proposal Due Date: Friday, June 21, 2019 at Noon ET**

**URBAN REDEVELOPMENT AUTHORITY OF PITTSBURGH**  
**REQUEST FOR PROPOSALS (RFP)**  
**Construction Management and Construction Inspection Services**  
**East Liberty Harvard/Beatty**  
**Site Preparation Contract No. 5**  
**Issued on Wednesday, May 29, 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 Beatty Street and Harvard Street at Station Street and North Euclid Avenue in the 11<sup>th</sup> Ward of the City of Pittsburgh (City) in the East Liberty neighborhood. This work consists of but is not limited to: grading, installation of storm drainage appurtenances, installation of water lines, installation of sanitary sewer lines, concrete pavement and base, street lights, sidewalks, curbs, ADA accessible ramps, construction of driveways, and landscaping. The cost of the improvements for the project is estimated at \$1,700,000.

The selected Firm will not serve as the constructor or designer of the project. Mackin Engineering Company, the firm responsible for the design of the East Liberty Harvard/Beatty Site Preparation Contract, will provide consultation services during construction to address design issues and to perform shop drawing review.

The East Liberty Harvard/Beatty Site Preparation Contract is anticipated to be completed in 248 calendar days. A mandatory shutdown will take place during the winter season. The work is expected to begin around August 5, 2019. The proposal should allow for an additional four (4) weeks in your schedule for contract close-out and possible construction extensions that may result from unknown field conditions.

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, pre-bid schedule, and drawings of the project. Addendums will be sent out to all interested Firms via email.

A full set of construction drawings for the 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.

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 field inspection staff and 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 utility installation, grading, landscaping, concrete pavement and base, street lights, sidewalks, curbs, ADA accessible ramps, construction of driveways, 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 a long history of diversity and inclusion within all its programs and other activities. The URA encourages the full participation of minority and women business owners and professionals in this effort. The URA requires that all respondents demonstrate a good faith effort to obtain minority and women-owned business enterprise (MWBE) participation in work performed in connection with URA projects. In the form of a narrative, state as succinctly as possible your Firm's efforts to provide opportunities for MWBE firms. MWBE participation can be satisfied by:
  - a. Ownership/partnership of firm;
  - b. Use of minority- or women-owned businesses as vendors for legal, printing, office supplies, travel, etc.; and
  - c. Subcontracting with organizations owned and controlled by minorities and/or women. If this is to be done, that fact, and the name of the proposed subcontracting organizations, must be clearly identified in the proposal.

Any questions about MWBE requirements should be directed to [MWBE@ura.org](mailto:MWBE@ura.org).

6. Indicate the MWBE status of your firm.
7. 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 utility installation, grading, landscaping, concrete pavement and base, street lights, sidewalks, curbs, ADA accessible ramps, and the construction of driveways.

8. 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.** 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

### **PRE-PROPOSAL MEETING**

A pre-proposal meeting will be held on Thursday, June 6, 2019 at 1:00 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 MWBE narrative and the overview of the Firm's strategy toward MWBE 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, to:

**Martin Kaminski**  
**Director of Engineering and Construction**  
**Urban Redevelopment Authority of Pittsburgh**  
**200 Ross Street, 11<sup>th</sup> Floor**  
**Pittsburgh, PA 15219**

no later than Noon ET, Friday, June 21, 2019. Proposals will not be returned.

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

Any questions regarding this correspondence should be made in writing to Mr. McGarry Luginski, project engineer at [mluginski@ura.org](mailto:mluginski@ura.org).