



**REPORT TO THE
STRATEGIC PLANNING AND DEVELOPMENT COMMITTEE**

**PRE-SOLICITATION TERMS FOR
ON-CALL ARCHITECTURAL/ENGINEERING DESIGN
SERVICES FOR CAMPUS UTILITY DISTRIBUTION
AND CENTRAL PLANT IMPROVEMENTS AT
RONALD REAGAN WASHINGTON NATIONAL AIRPORT**

APRIL 2013



PURPOSE

To request the Strategic Planning and Development Committee's concurrence for a solicitation for Architectural/Engineering Design Services for Campus Utility Distribution and Central Plant Improvements at Ronald Reagan Washington National Airport.



BACKGROUND

- Reagan National Airport Central Plant and its primary distribution lines were constructed in 1996 and provide heating and cooling to terminals and other airport facilities
- Other major utility systems including electrical distribution, sewers, and natural gas distribution predate construction of the Central Plant and are experiencing increased system failures
- Future terminal and airfield development at Reagan National will place considerable demand on existing utility infrastructure
- Modifications to the existing Central Plant and other utility infrastructure are needed to improve efficiency, reduce operating costs to ensure continued performance and to accommodate future facilities expansion



DISCUSSION

- The Contractor will:
 - Conduct a comprehensive technical review of the Central Plant and existing utilities
 - Recommend a long-range, phased program to upgrade and improve the utility infrastructure
 - Design selected improvements to increase efficiency, to support energy conservation initiatives and to ensure the reliability existing systems
- The contractor will also incorporate long-term plans for redevelopment and expansion of the terminals and other airport facilities



PROCUREMENT

This contract will be procured using a Qualifications-Based Selection Process prescribed by the Brooks Act, Public Law 92-582 and US Code 1101

It is a competitive contract procurement process, whereby, consulting firms submit qualifications to a procuring entity that evaluates and selects the most qualified firm, and then negotiates the project scope of work, schedule, budget, and consultant fee

The cost of a contract is not considered when making the initial selection of the best or most appropriate provider of the professional services required

Fees for services will be negotiated following selection and before contracting

EVALUATION PROCEDURE

A Technical Evaluation Committee will select the highest-rated firm or team based upon written responses to the Request For Qualifications Information (RFQI)

The Contracting Officer will request that the successful firm or team submit a cost proposal

The cost proposal will be compared to standard industry rates and the contract scope of work

After successful negotiations, and prior to contract award, a recommendation to award the contract will be presented to this Committee and the Board of Directors for approval



EVALUATION

Evaluation Criteria for selection

- Experience
- Key Personnel
- Past Performance
- Team Management Structure



DISCUSSION

- Contract duration is five years
- Contract ceiling will not exceed \$15 million
- The contract will require 30 percent Local Disadvantaged Business Enterprise (LDBE) participation.



RECOMMENDATION

That the Strategic Planning and Development Committee concur with a solicitation for Architectural/Engineering Design Services for Campus Utility Distribution and Central Plant Improvements at Ronald Reagan Washington National Airport.