

CAPITAL BELTWAY EXPRESS, LLC

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**REQUEST FOR QUALIFICATIONS FOR THE
ARCHITECTURAL/ENGINEERING DESIGN
FOR THE
HOT LANES OPERATIONS CENTER
(495 CAPITAL BELTWAY)
ALEXANDRIA, VIRGINIA, USA**

JULY 2, 2009

(Revised)



Capital Beltway Express LLC ("**CBE**") a partnership of Transurban Drive and Fluor Corporation is issuing this Request for Qualifications (the "**RFQ**") to solicit qualifications ("**Qualifications Submissions**") from those entities ("**Potential Offerors**") interested in contracting for the architectural/engineering design for the renovation of an existing 29,000 square foot building to accommodate the future HOT Lanes Operations Center (HOT-OC) (the "**Project**"). The HOT Lanes are 14 miles of toll road being constructed from just north of the Dulles Toll Road to the Springfield interchange with 395/95 on the 495 Capital Beltway in Virginia, USA. The existing building to accommodate the future HOT-OC is located at 6440 General Green Way, Alexandria, VA 22312 (the building is still occupied by the current tenant). This RFQ establishes the process for determining which Potential Offerors will be invited to submit proposals for the project. Proposals will be solicited from only a short-list of Potential Offerors determined to be the most qualified to complete the Project ("**Short-List**").

The following represents the estimated timetable for the Project:

RFQ Solicitation Announcement	July 1, 2009
Issuance of RFQ	July 1, 2009
Qualifications Submissions due	July 15, 2009
Selection of Short-List	July 18, 2009
RFP provided to Short-List	July 21, 2009
Technical Proposal Submissions due	August 7, 2009
Fee Proposal	August 12, 2009
Award of Contract	August 17, 2009
Substantial Completion of Project Construction	August 1, 2011

CBE intends to procure design service for the architectural and engineering of the existing building upgrade for the future HOT-OC under a single contract. The Successful Offeror will be responsible for all efforts required for the design of the base building renovations and tenant improvements required to meet the needs of the HOT-OC, including architectural, structural, mechanical, plumbing and electrical design. The scope of work for the Project will include:

- Design for the renovation of the existing building shell shall include but not limited to:
 - Exterior modifications to reflect the corporate branding of the company,
 - replacement of windows and doors,
 - raising the roof within a defined area to accommodate the control room,
 - new mechanical, plumbing and electrical infrastructure;
 - addition of a wet sprinkler system,
 - new roofing;

- Design for the tenant improvements will include but not limited to:
 - areas of open floor plan offices,
 - closed offices,
 - operational traffic control room,
 - computer/data room,
 - conference rooms,
 - training rooms,
 - restrooms with showers,
 - break room,
 - storage facilities

- other areas typically found in standard office spaces;
- Design for both the based building renovation and tenant improvements shall use sustainable materials, equipment and construction practices required in receiving LEED certification. The level of certification will be based on a cost benefit analysis.
- Coordination and design of the required mechanical and electrical infrastructure required to support the installation of the TTMS (Tolling and Traffic Management System).

Other Project requirements include proximity of the Architect’s office where the work is to be performed will be within 30 miles of CBE’s offices located at 1421 Prince Street, Suite 200, Alexandria, VA 22314.

Potential Offerors should provide the following details in their Qualification Submission since these areas will be evaluated in the short-list selection process. Each of the qualifications will be evaluated and assigned a numerical value equal to or proportional to the total available points assigned to that qualification:

- Letter of interest confirming the official representative and point of contact for the Offeror relative to this RFQ. The letter shall identify such individual’s name, title, address, phone and fax numbers, and e-mail address.
- Client references for previous projects, including current contact information.

	Qualifications	Available Points
1	Architectural team and description of team member’s roles and responsibilities and qualifications.	15
2	Designation of any outside consultants i.e. structural, mechanical, plumbing, electrical designers, LEED consultants including their past experience. Experience of the members working together as a project team.	10
3	Previous experience in projects undertaken similar in size and scope. Provide pictures and project summary that should include project name, location, type of work (interior, base building, etc), construction value, square footage, special design attributes (computer room, etc)	20
4	Relevant LEED experience in base building/renovation, interior design and accreditation for the architect and other consultants. If different than those in Qualification #3, provide the information requested.	15

5	Participation of DBE/SWaM in the overall project scope. Specify the proportionate share of the contract value that will be performed by certified DBE/SWaM firms along with a statement of commitment to meet or exceed the established DBE and SWaM goals or documentation to support a Good Faith Effort if a commitment to meet the goals could not be made. Provide all relevant certifications.	40
	TOTAL	100

It is the goal of CBE that Disadvantaged Business Enterprises (DBE) as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of federally funded consultant contracts. A list of Virginia Department of Minority Business Enterprise (DMBE) certified DBE firms is maintained on the DMBE web site (<http://www.dmb.state.va.us/>) under the **DBE Directory of Certified Vendors**. Consultants are encouraged to take all necessary and reasonable steps to ensure that DBE firms have the maximum opportunity to compete for and perform services on the contract, including participation in any subsequent supplemental contracts. If the consultant intends to subcontract a portion of the services on the project, the consultant is encouraged to seek out and consider DBE firms as potential subconsultants. The consultant is encouraged to contact DBE firms to solicit their interest, capability and qualifications. Any agreement between a consultant and a DBE firm whereby the DBE firm promises not to provide services to other consultants is prohibited. The DBE contract goal for this procurement is 15%.

In accordance with the Governor’s Executive Order No. 33, CBE has a goal for the utilization of Small, Women and Minority (SWaM) Businesses to participate in the performance of state funded consultant contracts. A list of Virginia Department of Minority Business Enterprise (DMBE) certified SWaM firms is maintained on the DMBE web site (<http://www.dmb.state.va.us/>) under the **SWaM Vendor Directory** link. Consultants are encouraged to take all necessary and reasonable steps to ensure that SWaM firms have the maximum opportunity to compete for and perform services on the contract, including participation in any subsequent supplemental contracts. If the consultant intends to subcontract a portion of the services on the project, the consultant is encouraged to seek out and consider SWaM firms as potential subconsultants. The consultant is encouraged to contact SWaM firms to solicit their interest, capability and qualifications. Any agreement between a consultant and a SWaM firm whereby the SWaM firm promises not to provide services to other consultants is prohibited.

Four (4) copies of the Qualification Submissions are to be submitted by July 15, 2009 before 1:00 p.m. Eastern Daylight Time (US). Qualification Submissions are to be sent to the Project Manager at the address listed below.



All questions and submission of qualifications should be addressed to:

Brett Griffith
Project Manager
1421 Prince Street, Suite 200
Alexandria, Virginia 22314
USA

Phone: (517) 527 2082
Email: bgriffith@transurban.com

We appreciate your consideration of this request and thank you for your interest in working with us on this Project.

