



CITY OF MEMPHIS

REQUEST FOR PROPOSAL

#71709

**CONSTRUCTION MANAGER AT RISK FOR
SOULSVILLE, EARLY STAGE INVESTMENT, AND SAFETY
IMPROVEMENT PROJECTS**

Addendum One (1)

Questions & Answers

Except to remove vendor names and addresses, questions are provided exactly as submitted.

#		Section	Question / Answer
1	Q		Do any project locations currently have any significant MLGW relocation planned?
1	A		<i>Not currently. The City has been in conversation with MLGW and MLGW is aware of these projects and the Accelerate Memphis timeline. The designs are still at a conceptual stage.</i>
2	Q		How will the City want to execute warranties for the 22 small project sites?
2	A		<i>The warranty period will begin for a site once it has been signed off on by the City as the projects are completed.</i>
3	Q		Will all of the projects be under a single contract?
3	A		<i>Yes, all projects in the RFP will be under a single contract.</i>
4	Q		Are all of the drawings still at the conceptual level?
4	A		<i>Yes, all of the projects are at different stages of conceptual design.</i>
5	Q		Is there any overlap between the Early Stage project located on McLemore and the Soulsville project?
5	A		<i>No, the Early Stage project on McLemore is confined between Neptune and College St. The project boundaries do not overlap.</i>
6	Q		Will the Prebid meeting presentation be made available to attendees?
6	A		<i>Yes, the presentation will be included in addendum one.</i>
7	Q		Are TDOT units going to be utilized for this package?
7	A		<i>City of Memphis pay items will primarily be utilized for these projects. There will be some exceptions where TDOT pay items will be utilized (ex: the work is conducted on a state route).</i>
8	Q		Would the City be willing to accept a CM/GC proposal in lieu of a CMAR response?
8	A		<i>No, CM/GC proposals will not be accepted.</i>
9	Q		
9	A		
10	Q		
10	A		
11	Q		
11	A		

PROPOSED TIMELINE (SELECTION PROCESS)

Activity	Date
Publish RFP	August 9 th , 2022 (Tuesday)
Mandatory Pre-Submission Meeting	August 18 th , 2022 (Thursday)
Proposer Questions Deadline	August 26 th , 2022 (Friday)
City Response to Questions	August 31 st , 2022 (Wednesday)
Proposal Submission Deadline	September 7 th , 2022 (Wednesday by noon)
Finalist Selections (Optional)	Week of September 12 th (Tentative)
Finalist Presentations (Optional - City's Discretion)	Week of September 19 th (Tentative)
Negotiations	September (Tentative)
Agreement Finalization	October (Tentative)

PROPOSED OVERALL TIMELINE

Package 1: Soulsville

Design Phase	Nov. 18, 2021 – Sept. 30, 2022
CMAR Trade Contractor Bidding and Negotiation	Oct. 10, 2022 – Nov. 11, 2022
Construction	Nov. 28, 2022 – Nov. 27, 2023

Package 2: Early Stage Investments

Design Phase	March 31, 2022 – Nov. 30, 2022
CMAR Trade Contractor Bidding and Negotiation	Dec. 1, 2022 – Dec. 20, 2022
Construction	Dec. 26, 2022 – Sept. 29, 2023

Package 3: Safety Improvements

Design Phase	March 31, 2022 – Nov. 30, 2022
CMAR Trade Contractor Bidding and Negotiation	Dec. 1, 2022 – Dec. 20, 2022
Construction	Dec. 26, 2022 – Sept. 29, 2023

SELECTION CRITERIA

City will review each submitted Proposal to determine whether it is a Qualifying Proposal. A Qualifying Proposal is one that meets all of the criteria set forth below. All Proposals that ARE NOT a Qualifying Proposal will be disqualified from this RFP process. A Qualifying Proposal is a Proposal that:

- Was submitted in the form and format required
- Was submitted by the due date
- Conforms to the requirements of the RFP

The criteria, and their associated point values, by which the evaluation of the proposals will be based is included as Exhibit 7 in the RFP.

SELECTION CRITERIA

Evaluation Category	Questions/Areas of Evaluation within Categories	Points per Question	Points per Section
Qualifications			25
Section 3.5	Employee professional registrations & certifications	5	
Section 3.5	Employee experience and skill level	15	
Section 3.5	Experience with public infrastructure improvements	5	
Relevant Experience and Track Record			25
Section 3.6	Customer references (3)	9	
Section 3.6	Similar projects delivered on time & budget (5)	16	
Proposed Project Approach			25
Section 3.7	Detailed description of the project team's capability to provide CMAR services with a GMP, particularly infrastructure improvements for public organizations or governments	10	
Section 3.7	Approach to schedule & phasing	5	
Section 3.7	Detailed description of processes to be utilized during pre-construction & sample cost estimate	5	
Section 3.7	Detailed description of types & qualifications of the trade work for the project and the manner that trade contractor bids will be solicited and awarded	5	
Pricing Section 3.8/ Exhibit 5	Vendor provides a cost-effective and competitive pricing for pre-construction phase fee, construction phase fee, and general conditions amount		25
TOTAL POSSIBLE POINTS			100

SELECTION COMMITTEE

An evaluation team composed of representatives of the City will evaluate proposals on a variety of quantitative and qualitative criteria.

Equal Business Opportunity Program

This contract will be subject to the requirements of the City of Memphis Ordinance #5384 which establishes the Equal Business Opportunity ("EBO") Program.

The intent of the EBO Program is to increase the participation of locally owned minority and women owned business enterprises ("M/WBE") in the City's purchasing activities.

Due to the nature of this project, the City has not yet set M/WBE participation goals for this project. The CMAR will work with the City to establish an EBO goal prior to any bidding for trade or subcontracted packages.

CONTACTS - QUESTIONS

Submit all questions by email to:

Brynn Wiswall, COM Interim Purchasing Agent
brynn.wiswall@memphistn.gov

Any addenda, if necessary, will be issued by **August 31st, 2022**

DISCUSSION / QUESTIONS

Pre-Submission Meeting Sign-in Sheet

Note all attendees on page 2 attended virtually.



Soulsville, Early Stage Investments, and Safety Improvement Projects
 PRE-CONSTRUCTION MEETING
SIGN-IN SHEET
 August 18, 2022, 2:00 p.m.
 Memphis City Hall
 MLK Conference Room
 125 N. Main Street Memphis, TN 38103

	NAME (PRINT)	COMPANY	PHONE NO.	EMAIL
1.	CHRIS TRIPLET	ENSAGE	901-372-7962	CTRIPL@ENSAGE.COM
2.	Sarah Donda	Malasri Engineering	901-602-2888	sahonda@malasriengineering.com
3.	Craig Hodge	City of Memphis	901-359-2349	craig.hodge@memphistn.gov
4.	Susannah Barten	" "	901-361-7088	Susannah.barten@memphistn.gov
5.	KEVIN NIBLOCK	MALASRI ENGINEERING	901-602-2868	kevin.n@malasriengineering.com
6.	Brendan Herrington	MMC	901.374.9400	bherrington@montgomerypartia.com
7.	David Bradford	Turner	901 240 4553	dcbradford@tcco.com
8.	Douglas Swett	Kinley-Horn	901-334-5330	douglas.swett@kinley-horn.com
9.	Melanie Batke	City of Memphis	901-636-6857	mekanie.batke@memphistn.gov
10.	Romana Hague Surani	City of Memphis	901-636-7221	romana.hague.surani@memphistn.gov
11.	Brady Carson	City of Memphis	636-7427	brady.carson@memphistn.gov
12.	STEPHEN EDWARDS	TREKK	901-828-2674	sedwards@trekkdesigngroup.com



Soulsville, Early Stage Investments, and Safety Improvement Projects
PRE-CONSTRUCTION MEETING
SIGN-IN SHEET
August 18, 2022, 2:00 p.m.
Memphis City Hall
MLK Conference Room
125 N. Main Street Memphis, TN 38103

	NAME (PRINT)	COMPANY	PHONE NO.	EMAIL
13.	Jeff Bergsmiller	Turner		jbergsmiller@teco.com
14.	JT Malasri	Malasri Engineering	901 602 2899	jt@malasriengineering.com
15.	Heather Lewis	Kimley-Horn		Heather.Lewis@kimley-horn.com
16.	Carey Ward	Zellner		jzellner@zellnerconstruction.com
17.	Jesse Zellner	Zellner		
18.	Vernisa Ellerboe	MidSouth Traffic, LLC		
19.				
20.				
21.				
22.				
23.				

-online

Prebid Meeting Presentation

ACCELERATE 
MEMPHIS

CITY OF MEMPHIS, TN

**Soulsville, Early Stage
Investment, and Safety
Improvement Projects**



Kimley  Horn

AGENDA

- **SIGN-IN**
- **INTRODUCTIONS**
- **PROJECT BACKGROUND**
- **SCOPE OF WORK AND DELIVERABLES**
- **SCHEDULE**
- **SELECTION PROCESS**
- **CONTACTS**
- **Q&A**

INTRODUCTIONS

**ACCELERATE MEMPHIS
PROGRAM MANAGEMENT
TEAM**



PROJECT MANAGEMENT TEAM



ENSAFE

DESIGN TEAMS



Kimley»Horn

ACCELERATE MEMPHIS 3.0 OVERVIEW

75 MILLION

Activating Memphis 3.0

Improving neighborhoods with investments in 34 anchor areas across the city (\$15.6 million), accelerating change with large-scale, targeted investments in nine anchor areas (\$37.4 million), making safety improvements in eight Memphis 3.0-identified infrastructure priority anchor areas (\$9 million), closing the knowledge gap with broadband infrastructure (\$7.5 million), and investing in housing opportunities (\$7.5 million).

75 MILLION

Improving Our Parks

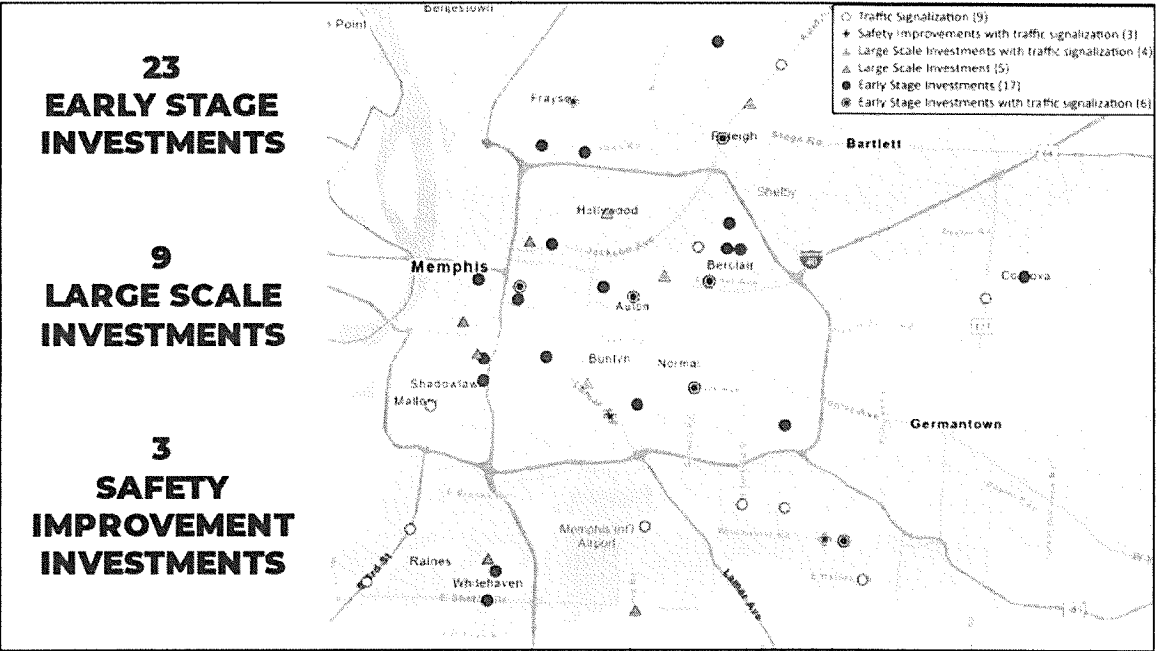
Throughout the process of creating the City's Parks Master Plan citizens voiced a strong preference for upgrading existing park assets and have identified key priorities such as more splash pads, more and better walking trails, better connections to other parks, and amenities such as wireless internet in parks and fitness rooms in community centers.

50 MILLION

Revitalizing Citywide Assets

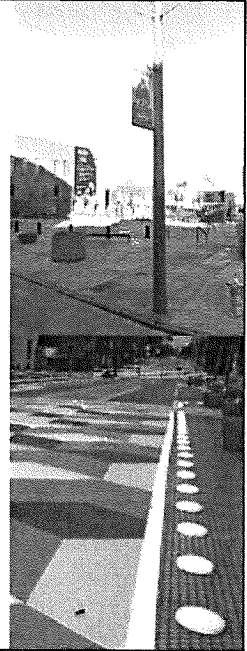
Regardless of the neighborhoods in which Memphians live, there are common assets that all of us enjoy. Many are progressing through their life cycle to a critical point at which major repairs or renovations are necessary to maintain their usefulness and vibrancy.

SOURCE: AGGREGATED FROM MEMPHIS.ORG

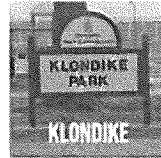
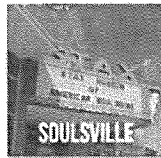
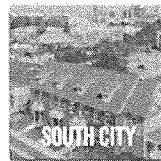
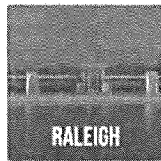


INVESTMENT TYPES

1. MANAGE TRAFFIC
 - (street resurfacing, restriping, traffic signs, etc.);
2. ADVANCE WALKABILITY & ACCESSIBILITY
 - (pedestrian signals, crosswalks, etc.);
3. IMPROVE EXISTING OR CREATE NEW CONNECTIONS
 - (bus stops, new sidewalks, bike infrastructure, etc.);
4. ENHANCE GATEWAYS & DISTRICTS
 - (public art, banners, etc.)
5. EXPAND PLAY & GREENSPACE
 - (trees, new plazas, etc).



LARGE SCALE INVESTMENTS



Soulsville

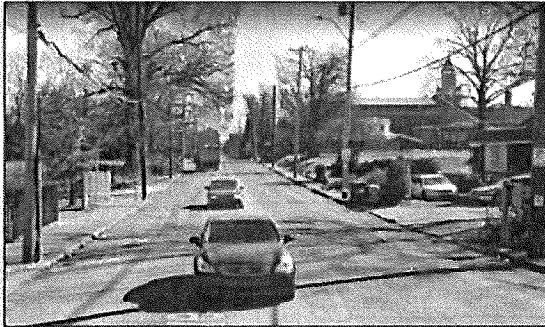
Project Extent



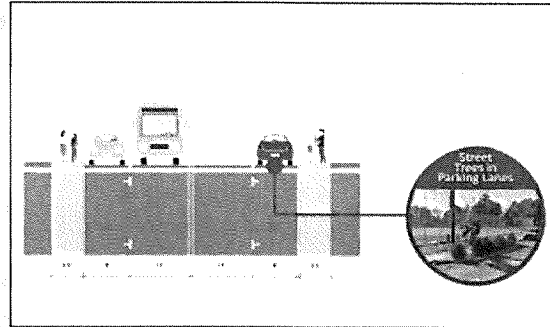
Soulsville

Walker Ave Conceptual – Cross section

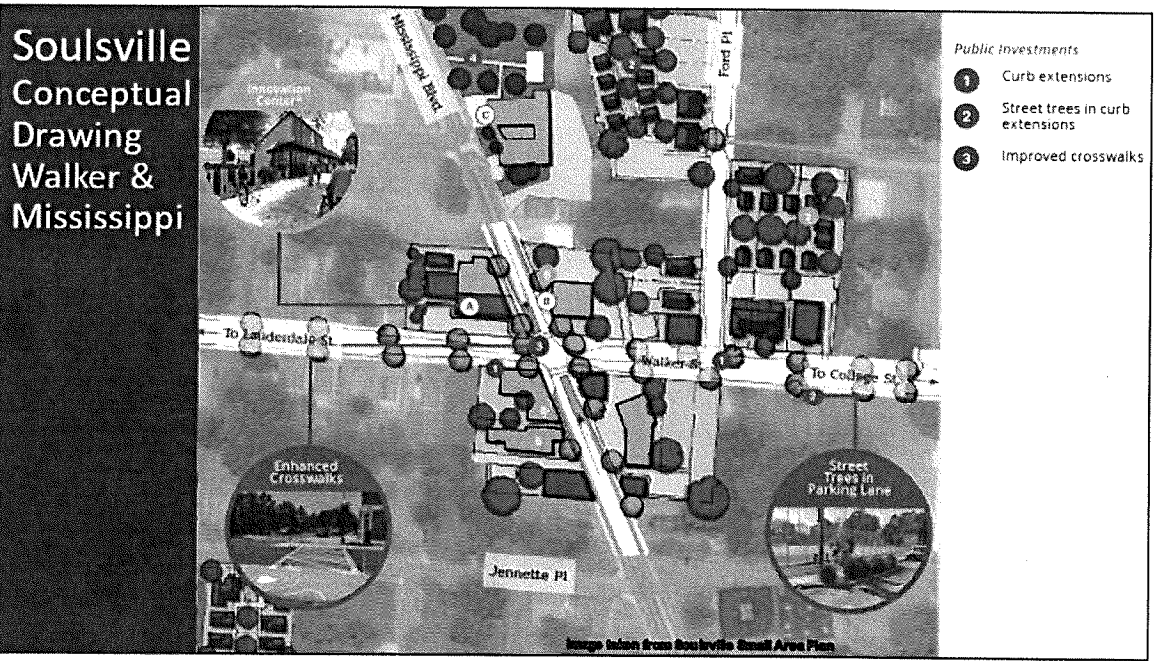
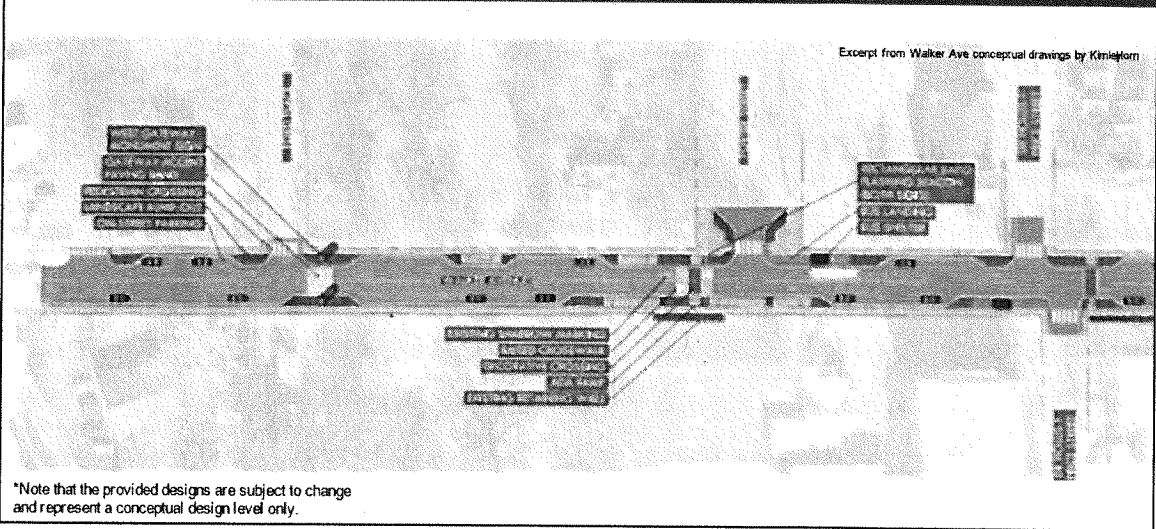
Existing Cross Section

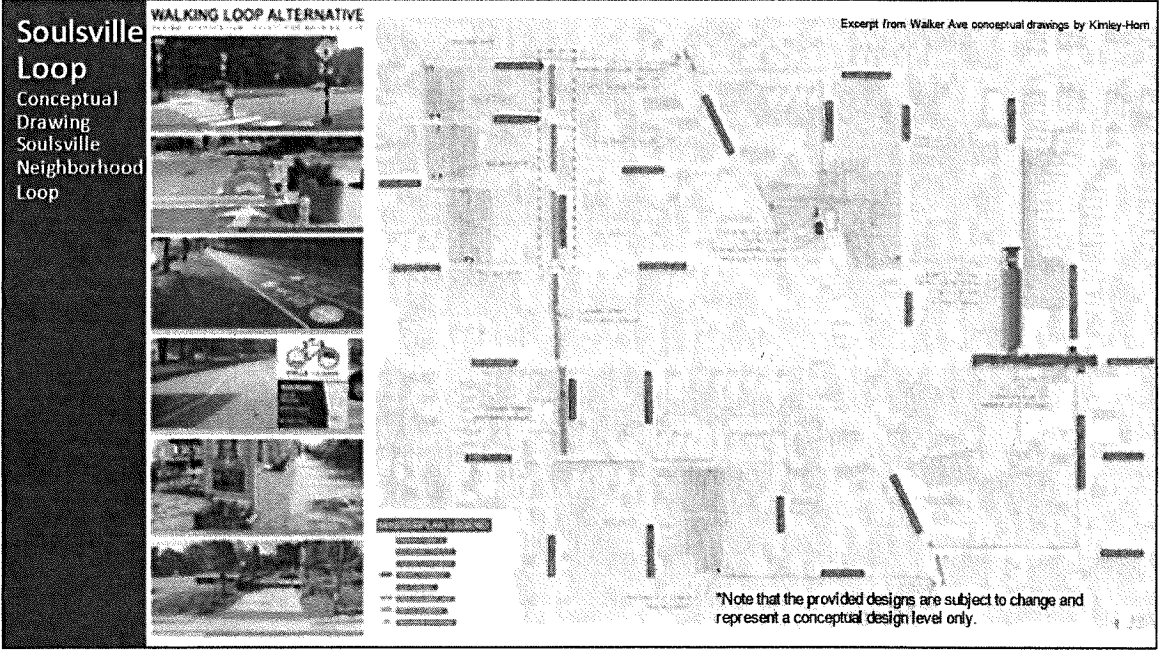
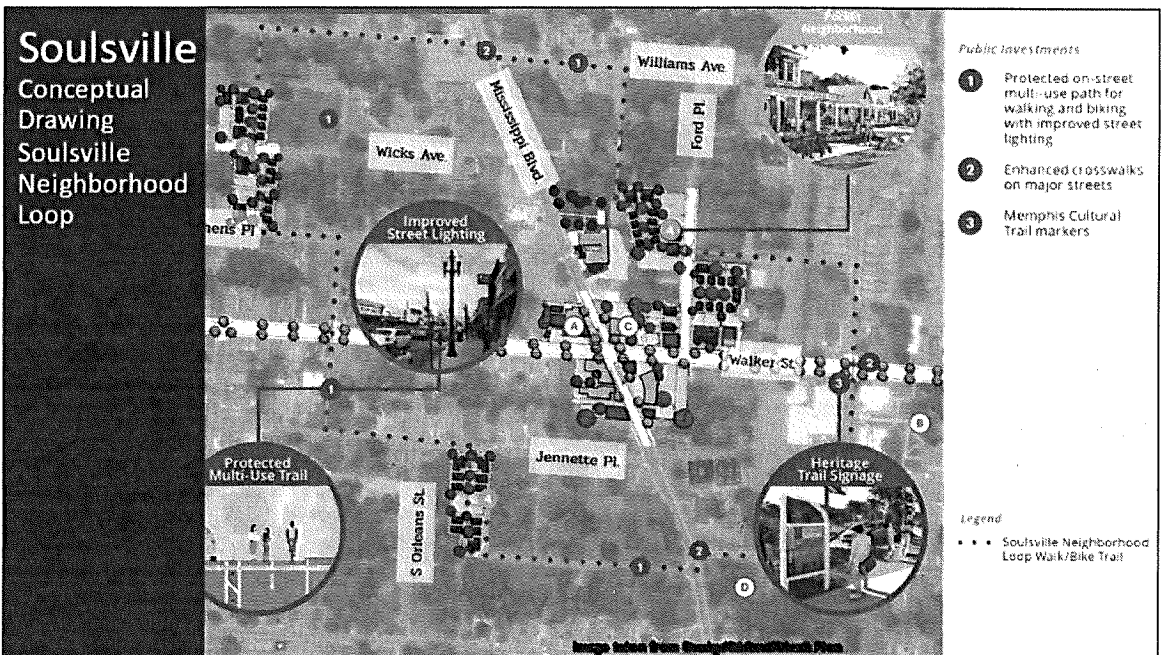


Conceptual Cross Section



Soulsville Walker Ave Improvements





Fraser-Overton Crossing Safety Improvement Project Extent



Fraser-Overton Crossing Proposed Safety Improvements



Image taken from Kimley Horn preliminary designs; concept subject to change

Frayser-Overton Crossing

Proposed Safety Improvements



Image taken from Kimley Horn preliminary designs; concept subject to change

Frayser-Overton Crossing

Proposed Safety Improvements

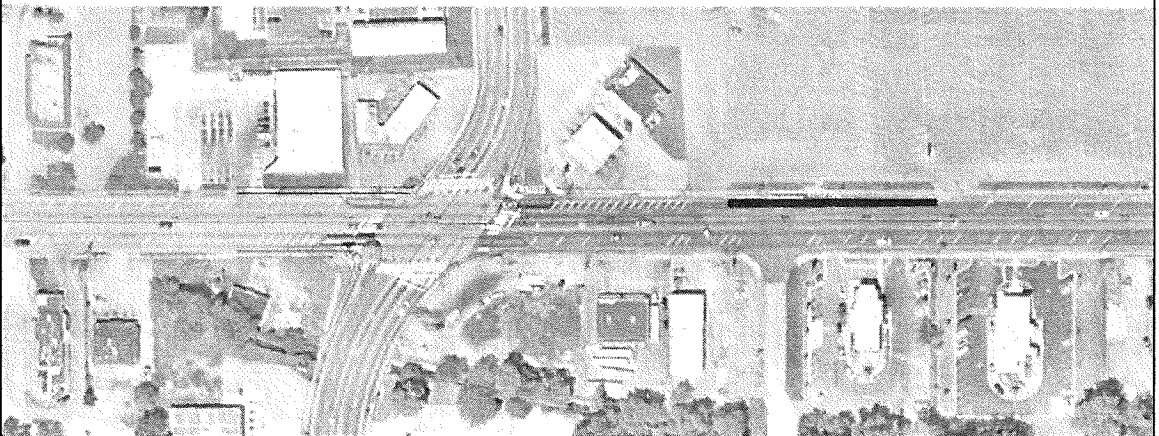
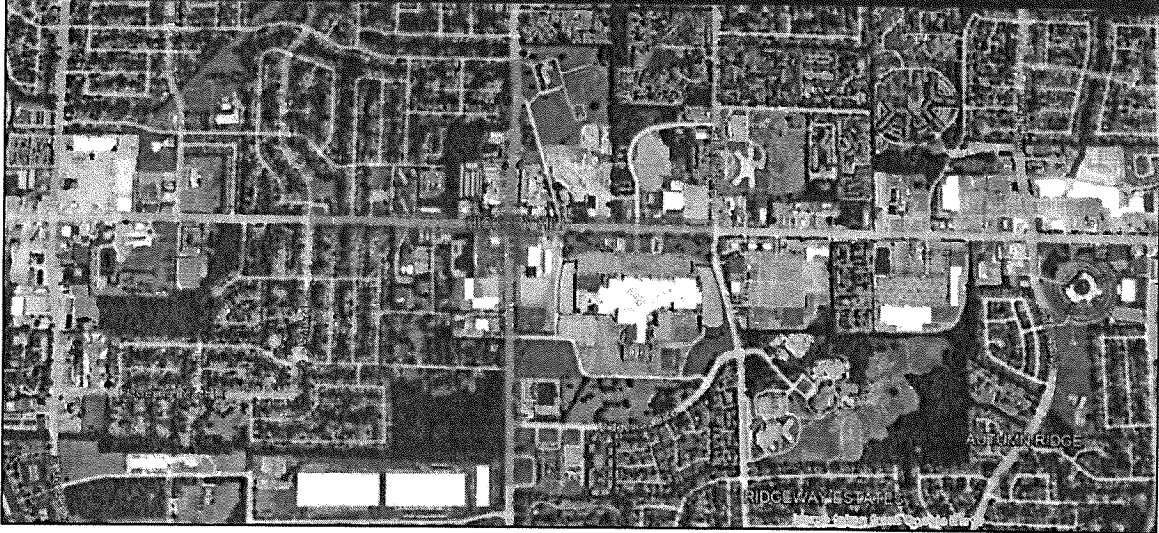


Image taken from Kimley Horn preliminary designs; concept subject to change

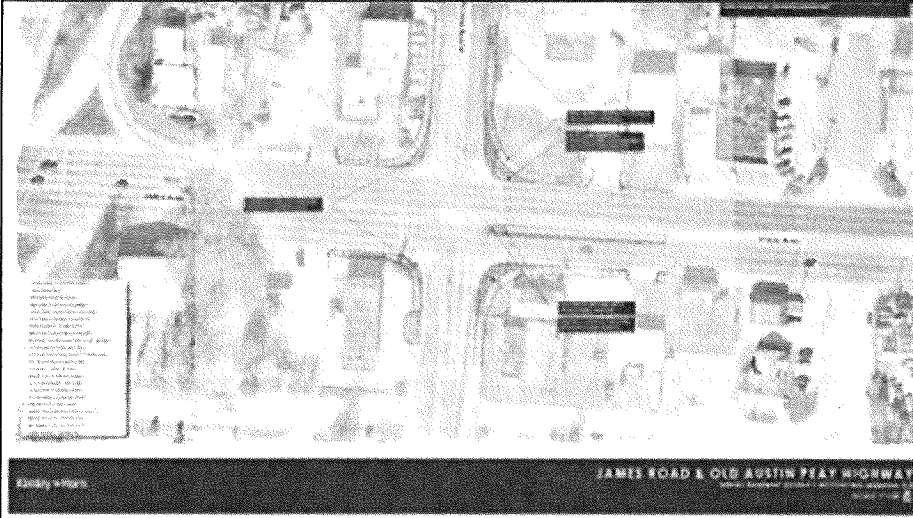
Hickory Hill-Winchester Safety Improvement Project Extent



Lamar-Kimball-Pendleton Safety Improvement Project Extent



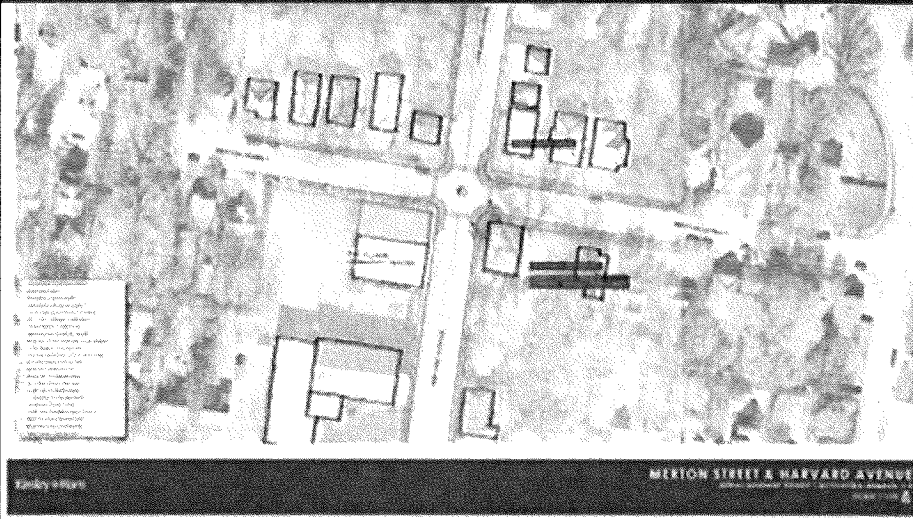
Early Stage Investments Main Concepts



Example of potential improvements to manage traffic flow and improve walkability.

*Note that the provided designs are subject to change and represent a conceptual design level only.

Early Stage Investments Main Concepts

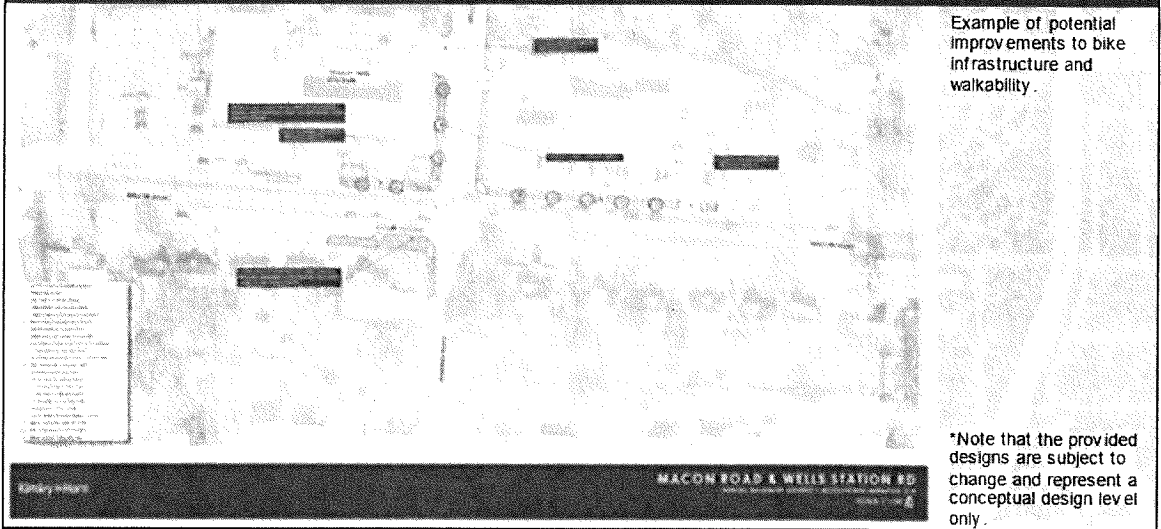


Example of potential improvements to manage traffic flow and improve walkability.

*Note that the provided designs are subject to change and represent a conceptual design level only.

Early Stage Investments

Main Concepts



Example of potential improvements to bike infrastructure and walkability.

*Note that the provided designs are subject to change and represent a conceptual design level only.

SCOPE OF WORK

Pre Construction Phase

- Consultation During Project Development
- Pre construction cost estimations
- Establishment of the GMP
- Review of Contract Documents
- Construction Planning
- Trade Contractor Bidding and Negotiation

Construction Phase

- Project Control and Supervision
- Project and Site Management
- Permits, Licenses, Laws, & Regulations
- Physical Construction
- Cost Control & Change Orders
- Trade Contractors
- Start-up
- Order & Safety
- Project Closeout