SUMMARY STATEMENT

ITEM NO.: DRPA-19-130

SUBJECT: Construction Monitoring Services for Contract No. WW-31-2018, Walt Whitman Bridge NJ Approach Bridges Painting

COMMITTEE: Operations and Maintenance

COMMITTEE MEETING DATE: November 26, 2019

BOARD ACTION DATE: December 11, 2019

PROPOSAL: That the Board authorizes staff to negotiate an agreement with Greeman-Pedersen, Inc. to provide Construction Monitoring Services for Contract No. WW-31-2018, Walt Whitman Bridge NJ Approach Bridges Painting.

Amount: $3,056,592.00

Consultant: Greenman-Pedersen, Inc.
100 Corporate Drive, Suite 301
Lebanon, NJ 08833

Other Consultants: JMT, Inc.
Maser Consulting P.A.
STV, Inc.

Engineers Estimate: $3,056,833.00

PURPOSE: To provide full-time, on-site construction inspection and monitoring services for Contract No. WW-31-2018, Walt Whitman Bridge NJ Approach Bridges Painting. The services will include a full-time Resident Engineer and support inspection staff for inspecting all contract field activities and monitoring the contractor’s compliance with the plans and specifications.

BACKGROUND: The work to be completed under Contract No. WW-31-2018 consists of miscellaneous steel repairs, work platform installation, containment construction, steel-surface preparation utilizing expendable abrasives or steel grit abrasives, as well as the installation of a three-coat painting system.

The Authority publicly advertised its intent to retain a consultant and invited interested firms to submit Statements of Qualifications. Six (6)
firms responded with Statements of Qualifications on July 9, 2018. Five (5) firms were deemed qualified and were sent a formal Request for Proposal. A review committee of three (3) staff engineers evaluated the Proposals on the basis of Technical merit.

Greenman-Pedersen, Inc. was the highest technically ranked firm. The proposed Project Manager has previous experience with rehabilitation projects and has been very responsive on past DRPA projects. The proposed Resident Engineer has similar experience with long span bridge rehabilitation and painting for transit agencies. Greenman Pedersen, Inc.’s Inspection Team has many years experience inspecting bridge repairs similar to those required for this contract. Overall, the team assembled by Greenman Pedersen, Inc. was found to possess the necessary experience and qualifications to successfully complete the project.

In accordance with the Delaware River Port Authority’s qualification based selection procedure, the Price Proposal was evaluated against the Engineer’s Estimate and that of other recommended firms. Based on this evaluation and subsequent negotiation, Greenman Pedersen Inc.’s price was determined to be fair and reasonable.

It is recommended that an engineering services agreement be negotiated with Greenman Pedersen Inc. for the costs and associated fees not to exceed $3,056,592.00 to provide engineering services in accordance with the Request for Proposal.

**SUMMARY:**

<table>
<thead>
<tr>
<th>Amount</th>
<th>$ 3,056,592.00</th>
</tr>
</thead>
<tbody>
<tr>
<td>Source of Funds</td>
<td>2018 A Revenue Bonds</td>
</tr>
<tr>
<td>Capital Project #</td>
<td>WWB.01902</td>
</tr>
<tr>
<td>Operating Budget</td>
<td>N/A</td>
</tr>
<tr>
<td>Master Plan Status</td>
<td>N/A</td>
</tr>
<tr>
<td>Other Fund Sources</td>
<td>N/A</td>
</tr>
<tr>
<td>Duration of Contract</td>
<td>750 Calendar Days</td>
</tr>
<tr>
<td>Other Parties Involved</td>
<td>N/A</td>
</tr>
<tr>
<td>Estimated Number of Jobs Supported</td>
<td>11</td>
</tr>
</tbody>
</table>
RESOLUTION

RESOLVED: That the Board of Commissioners of the Delaware River Port Authority accepts the Proposal of Greenman Pedersen Inc. to provide Construction Monitoring Services for Contract No. WW-31-2018, Walt Whitman Bridge NJ Approach Bridges Painting and that the proper officers of the Authority be and hereby are authorized to negotiate an Agreement with Greenman-Pedersen, Inc. for an amount not to exceed $3,056,592.00 as per the attached Summary Statement; and be it further

RESOLVED: The Chairman, Vice Chairman and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Chairman, Vice Chairman and Chief Executive Officer and if thereafter either the Chairman or Vice Chairman is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of DRPA along with the Chief Executive Officer. If both the Chairman and Vice Chairman are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

SUMMARY:  
Amount:  $ 3,056,592.00  
Source of Funds:  2018 A Revenue Bonds  
Capital Project #:  WWB.01902  
Operating Budget:  N/A  
Master Plan Status:  N/A  
Other Fund Sources:  N/A  
Duration of Contract:  750 Calendar Days  
Other Parties Involved:  N/A  
Estimated Number of Jobs Supported:  11
The Request for Qualifications (RFQs), which was posted on the Authority’s web-site, invited consultants to submit Statements of Qualifications (SOQs). Six (6) firms submitted SOQs on July 9, 2018.

Policy 303a outlines the procedure for Request for Proposal selection of consultants by the Engineering Department. The SOQ evaluation serves as a method for developing a “short list” of firms to receive a Request for Proposal (RFP). The Review Committee evaluated the SOQ’s and recommended soliciting Technical and sealed Price Proposals from the top ranked firms:

Greenman-Pederson, Inc.
Johnson, Mirmiran & Thompson, Inc.
Liro Engineers, Inc.
Maser Consulting, P.A.
STV, Inc.

The short listed firms were sent a RFP on August 2, 2018. The Technical Proposals and separate sealed Price Proposals were received on August 30, 2018 from Greenman-Pederson, Inc., Johnson, Mirmiran & Thompson, Inc. Liro Engineers, Inc., Maser Consulting, P.A. STV, Inc.

The Review Committee, consisting of three (3) staff engineers, reviewed and evaluated the Technical Proposals.

Greenman-Pederson, Inc. was the highest technically ranked firm. The proposed Project Manager has previous experience with rehabilitation projects and has been very responsive on past DRPA projects. The proposed Resident Engineer experience in long span bridge rehabilitation, NJ Turnpike widening, interchanges and a new bridge over Amtrak. Overall, the team assembled by Greenman-Pederson, Inc. was found to possess the necessary experience and qualifications to successfully complete the project.
The Review Committee recommended that the Price Proposal be opened and negotiations commence using other recommended firm’s Price Proposals and the Engineer’s Estimate in the amount of $3,056,833.60, as a guide. Price Proposals were opened on October 11, 2018.

Below are the Technical Proposal rankings, proposed hours and fees of these firms, along with the Engineer’s estimate of hours.

<table>
<thead>
<tr>
<th>Rank</th>
<th>Firm</th>
<th>Hours</th>
<th>Original Price Proposal</th>
<th>Negotiated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Hours</td>
</tr>
<tr>
<td>1</td>
<td>GPI</td>
<td>22,004</td>
<td>$3,679,391.56</td>
<td>22,004</td>
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<tr>
<td>2</td>
<td>STV</td>
<td>22,418</td>
<td>$3,033,852.37</td>
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<tr>
<td>3</td>
<td>MASER</td>
<td>10,422</td>
<td>$2,238,081.75</td>
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<tr>
<td>4</td>
<td>JMT</td>
<td>19,408</td>
<td>$2,566,573.43</td>
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The Price Proposal from the highest technically ranked firm, GPI, dated August 30, 2018 was reviewed by Engineering Department staff. It was observed to be 20% higher than the Engineer’s Estimate. GPI’s cost were higher than the engineer’s estimate due to several reasons. One of these reasons was a higher overhead and salary rates than what was estimated. Another reason for the discrepancy was that the proposed number of hours for the Project Manager was higher than the engineers estimate. GPI was able to reallocate these hours for other staff members, reducing cost but maintaining the number of man hours. Negotiations commenced which resulted in a final Price Proposal in an amount of $3,056,592.00. Based on the Review Committee’s findings the Price Proposal of Greenman-Pederson, Inc. has been determined to be fair and reasonable and therefore the committee recommends that an Engineering Services Agreement be issued to the highest technically ranked firm, Greenman-Pederson, Inc.

Based on a review of the Review Committee’s evaluation and supporting documentation, I concur with the recommendation to engage Greenman-Pedersen Inc. of Lebanon, NJ in the amount of $3,056,592.00 for this Agreement.

:jjs