



# Announcement

Date: June 4, 2024

Subject: ODOT Project PID 120547: BEL-70-9.35 | Interchange Improvement

Multi-Step Low-Bid Design-Build w/a Letter of Intent, Abbreviated Alternative Technical Concepts, Preliminary & Final Technical Proposals

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## Overview:

This memo provides a general project background and outlines the general procedure for the selection of a Design-Build Team (DBT) for Proj# 120547 | BEL-70-9.35 | Interchange Improvement project (Project). The procurement will be a multiple step Low-Bid Design-Build. It will include a Letter of Intent (LOI), Statement of Qualifications (SOQ) if required, an abbreviated Alternative Technical Concept (ATC) process, a Preliminary Technical Proposals, and a Final Technical Proposal for the Project.

Nothing in the announcement should be considered final, binding, an obligation, nor a promise which an interested entity may rely on. It is being provided as preliminary information.

## Project Goals:

- Award a Design-Build Contract within Fiscal Year 2025 (June 30, 2025).
- Design and construct the most cost-effective solution which results in a final configuration reducing long-term congestion.
- Phase Design and Construction to minimize delays to the completion of the Project by considering the restrictions of ROW acquisition and NEPA processes.
- Design and construct a project which ensures ongoing unimpeded access to the existing truck plazas during construction.
- Successful coordination of utility relocations and successful coordination with adjacent private developers during construction.
- Complete the Project with 48 months of Award.
- Build an award-winning project with no injuries while safely and efficiently maintaining traffic.

## Project Background:

The Project will improve the Belmont-70-9.35 interchange (Exit 208). Currently, there is an existing truck stop located in the southeast quadrant of the interchange; the area is experiencing congestion largely due to southbound SR-149 left turns entering the existing facility. Improvements are needed as an additional future development is planned for the southwest quadrant of the SR-149/I-70 interchange. This is expected to substantially increase truck traffic on the area roadways.



Improvements will include, but are not limited to:

- Reconstructing the I-70 mainline structures to enable the widening of SR-149 roadway below. Grades on I-70 may need to be raised to allow increased clearance under the structures. Two lanes I-70 in each direction of traffic must be maintained.
- Reconstructing and widening of the ramps to/from I-70. The ramp intersections require reconstructed signals and lane reconfiguration. Widened and reconstructed areas are likely to be concrete pavement.
- Reconstructing and widening of SR-149 from a two-lane section to five (or more) lanes up to and extending beyond the existing commercial drives (approximately 1500 ft south of I-70). Traffic signal-controlled intersections will be constructed. Widened and reconstructed areas are likely to be concrete pavement.
- Design and construction of other necessary work to complete the Project (e.g., MOT, drainage, grading, signage, etc).

The Project value is estimated at \$35 Million.

The Project currently has multiple potential challenges to the timing of construction. The Department is currently performing ROW acquisition evaluations, NEPA studies, geotechnical investigations, and is proceeding with preliminary engineering traffic studies to develop the preferred alternative; there are multiple potential configurations under evaluation. While ROW acquisition and the NEPA/environmental processes are currently underway, completion will not occur until after the contract award. Until NEPA completion, no commitment will be made to any proposed design nor any alternative under evaluation in the NEPA process, including the no-build alternative. While Preliminary Design is possible, Final detailed design will not be authorized until the NEPA process is completed. The preferred traffic configuration (lane lengths, widths, general geometrics of SR-149) will be provided.

The Project must be awarded within the Fiscal Year 2025 (June 30, 2025) due to funding restrictions.

The construction of the new commercial development in the southwest quadrant will likely be initiated during the construction of the Project. The existing truck stop truck traffic must also be reasonably unimpeded. The region also has considerable utility relocations of buried fiber optic, water, and gas along with aerial communication and electric facilities. The timing of this relocation will likely be occurring during the construction. Design and construction phasing will need to consider the utility relocation, the new commercial development, and access coordination with the existing truck service plaza.

The Project duration will be 48 months from time of Award.

Prior to the initiation of any RFQ, the Department is offering to hold one-on-one meetings with interested DBTs. These meetings will not only be an opportunity for DBTs to gain further understanding of the Project, but it will also enable the potential DBTs and the Department to discuss Project risk and potential mitigation strategies. While meetings prior to the final Request for Proposals are not confidential, the Department will not post meeting minutes or openly revealing discussion topics. While the Department may or may not be able to



incorporate a DBT's suggestions, the suggestions will be taken into consideration as the Department continues its efforts in finalizing the Bidding Documents. Contact information for Pre-SOQ Meetings: Eric Kahlig, Administrator-Alternative Project Delivery | 614.387.2406 | [eric.kahlig@dot.ohio.gov](mailto:eric.kahlig@dot.ohio.gov)

The Department will likely be making a Payment for Preparation of Preliminary Design Concepts (aka Stipend) to the non-successful Shortlisted Offerors of \$100,000.

## General Procurement Process:

### LOI (Phase 1):

The Department will issue an Instructions to Offerors for a Letter of Intent (LOI). An interested entity must respond to the LOI request if it is to be considered as an eligible Offeror for Phase 2 and/or a Shortlisted Offeror for Phase 3.

If the Department receives approximately three (3) or less responsive LOIs, the entities who are responsive and are found to be prequalified per the LOI requirements may then be identified by the Department as the seeming Shortlisted Offerors. They will be invited to participate in Phase 3 and Phase 2 will not occur.

### RFQ (Phase 2):

The Department will issue a Request for Qualifications (RFQ) to initiate a Shortlisting Process, if necessary. An RFQ will be issued if the Department receives more than three (3) responsive LOIs from interested entities.

The RFQ process evaluates eligible Offeror's understanding of the Project, the eligible Offeror's anticipated approach to the Project's risk, the eligible Offeror's past project experiences, and the Offerors Personnel qualifications being proposed for Key Roles. The general criteria and evaluation method will be predefined and explained in the RFQ document. The Department will not shortlist more than three (3) Shortlisted Offerors.

### RFP (Phase 3):

The Department will issue a Request for Proposals (RFP) in the form of a Project Proposal and Scope of Services to the Shortlisted Offerors. The Request for Proposals outlines the final Project expectations and the procurement procedures to determine the ultimate Successful Offeror.

The RFP will have the finalized scope, identify the final Project goals, and will identify the known outstanding Project risks. At this Phase, it is anticipated that NEPA and ROW acquisitions will not be completed. Phase 3 will consist of a Commercial Terms Meeting, an Abbreviated ATC Process, Intermediate Technical Proposals, Proprietary Technical Information Discussions, Addenda, Final Technical Proposals & Bid.

### Commercial Terms One-on-One:

The Department will meet with the Shortlisted Offerors for a Commercial Terms meeting. At this meeting, the Shortlisted Offeror and the Department, in a confidential setting, discuss potential risk mitigation strategies for consideration regarding NEPA and ROW acquisition schedules.



The meetings will be the Shortlisted Offerors opportunity to highlight potential risks not identified. Shortlisted Offerors may also discuss potential solutions, ATCs, or other bidding terms for consideration by the Department which could impact the Shortlisted Offeror's approach to meeting the goals of the Project. While the meeting will be confidential, the Department will use its discretion in determining if any topic is necessary for the preparation of proposals thereby needing to be released to all Shortlisted Offerors.

#### Abbreviated ATC Process:

The RFP will allow and define the methods for Shortlisted Offerors to submit Alternate Technical Concepts (ATC). An ATC is a deviation from the requirements of the Bid Documents which provides a solution that is equal to or better than the underlying requirement as determined by the Department in its sole discretion. The Shortlisted Offerors may submit an ATC(s) for approval of an alternative material, article, product, process, design method, or item that meets or exceeds the requirements and intent of the Contract Documents.

The Department will allow Discussions specific to ATCs through a single proprietary ATC one-on-one meeting. Shortlisted Offerors must submit a single ATC Submission document for all ATCs for consideration by the Department. This will occur 1 week prior to the ATC Meeting. The Shortlisted Offerors and the Department will discuss, vet, and/or review each of the ATC Preliminary submissions on the day of the One-on-One ATC Meetings. During the One-on-One ATC meeting, the Shortlisted Offeror shall be required to prepare ATC Meeting Minutes describing the Department's disposition of the ATCs. Within 2 Working days of the ATC Meeting, the Shortlisted Offeror shall submit the ATC Meeting minutes with which the Department will provide a response. The Department's response to the meeting minutes shall be the official acceptance (conditional or unconditional) or rejection of the ATC(s).

#### Intermediate Technical Proposal:

The RFP will require each Shortlisted Offerors to submit an Intermediate Technical Proposal to be submitted at a predefined time. The Shortlisted Offeror's Technical Proposals shall generally consist of preliminary design engineering drawings and will require the Shortlisted Offerors to demonstrate the anticipated construction methods impacting defined key Project elements.

This Intermediate Technical Proposal will be evaluated for compliance with the Scope of Services. The Intermediate Technical Proposals will be evaluated for acceptability, but not ranked nor scored for "betterments". These Intermediate Technical Proposals will be evaluated pass-fail; a passing responsive Technical Proposal will be required to include all requested information and will be generally in compliance with Scope minimum requirements.

#### PTI Discussions:

After receipt of each Intermediate Technical Proposal, the Department will initiate Discussions as defined by §636.103 with each Shortlisted Offeror through Proprietary Technical Information (PTI) meetings. PTI meetings will be one-on-on meetings with each Shortlisted Offeror to discuss elements of the Short-listed Offeror's approach. The Intermediate Technical Proposals will be verified for submittal responsiveness prior to the PTI meetings.



These Discussions held during the PTI meetings will cover significant weaknesses, deficiencies, and other aspects of an Intermediate Technical Proposal that could be further altered or further explained. These PTI meetings will not favor one Shortlisted Offeror over another, will not reveal another Shortlisted Offeror's technical solution or any information that would compromise a Shortlisted Offeror's intellectual property to another. The identified deficiencies will be confidentially memorialized and shared in writing with the specific Shortlisted Offeror. Price will not be discussed.

#### Addenda:

At any time between the release of the RFP and a reasonably known date prior to the Price deadline, the Department may revise the contract requirements if a deficiency in the Project requirements is noted. These revisions may be a result of the PTI meetings, pre-bid questions, or owner noted deficiencies. All Shortlisted Offerors will be made aware of any revisions through contract Addenda. An innovative approach or a unique solution identified by a Shortlisted Offeror is not necessarily a deficiency, but the Department will use its discretion in determining if information identified during a PTI meeting must be shared with all Shortlisted Offerors.

#### Final Technical Proposal & Bid:

At the conclusion of PTI meetings, each Shortlisted Offeror shall be given an opportunity to submit a final technical and price proposal. The Shortlisted Offeror may also revise their Intermediate Technical Proposal through a Final Technical Proposal. This Final Technical Proposal may be a revised Intermediate Proposal in response to a Department identified deficiency, a response to an addendum issued between the time of Discussions and Price deadline, or a Shortlisted Offeror initiated revision to their approach. If the Shortlisted Offeror chooses to not submit a Final Technical Proposal revision, the Shortlisted Offeror's Intermediate Technical Proposal shall be considered final and evaluated as the Final Technical Proposal.

The Final Technical Proposal will be evaluated to ensure it meets the requirements of the Scope of Services, addresses the identified weaknesses, and is generally materially consistent with the information submitted for the Proprietary Technical Information Meetings with reasonable developmental revisions (if applicable).

Prior to making the final responsiveness determination on any Final Technical Proposal or Bid, the Department may, in its sole discretion, waive mistakes. The Department may reject any or all Final Technical Proposals and Bid, waive technicalities, or advertise for new Proposals. If any of these occur, FHWA's concurrence will be solicited.

#### Award:

The Short-listed Offeror with a responsive Final Technical Proposal and lowest Bid shall be considered the successful Short-listed Offeror.



## Preliminary Procurement Schedule

<b>Milestone</b>	<b>Date</b>
Preliminary Information and Process Posting	Tuesday, June 4, 2024
<b>LOI Phase</b>	
Posting of ITO for Letter of Intent (LOI)	Wednesday, September 18, 2024
LOI Response Deadline	Wednesday, October 9, 2024
Notification of LOI Status	Wednesday, October 16, 2024
<b>SOQ Phase</b>	
Advertise RFQ	Friday, November 15, 2024
SOQ submission	Friday, December 20, 2024
Announce Shortlist	Wednesday, January 22, 2025
Shortlisted Teams must respond to advancing	Friday, January 31, 2025
<b>RFP/Tech Proposal Phase</b>	
Request for Proposal Release	Wednesday, February 5, 2025
Commercial Meeting	Wednesday, March 5, 2025
ATC Proposal Submissions	Wednesday, March 12, 2025
ATC Meeting	Wednesday, March 19, 2025
Intermediate Tech Proposal Submission	Thursday, April 10, 2025
Intermediate Tech Proposals Review Meeting	Thursday, April 17, 2025
Final Tech and Price Proposals Due:	Friday, May 9, 2025
Scores Announced	Friday, May 23, 2025
Anticipated Award Date	Monday, June 2, 2025