



REQUEST FOR STATEMENT OF QUALIFICATIONS
Irishtown Bend Stabilization & Rehabilitation Project

Cleveland-Cuyahoga County Port Authority
Cleveland, Ohio

The Cleveland-Cuyahoga County Port Authority is requesting Statement of Qualifications for engineering services in connection with the Irishtown Bend Stabilization and Rehabilitation project. Firms interested in being considered should reply to the statement of qualifications no later than 3pm on February 4, 2019.

The successful professional design services firm will assist the Port Authority with the engineering, environmental, permitting and the preparation of design documentation for the above referenced Project located along the west bank of the Cuyahoga River between Detroit road to the north, Columbus road to the south and West 25th to the west in Cleveland, Ohio. The scope of work is further detailed in the supplemental SOQ documentation.

Statements will be received at the office of the Cleveland-Cuyahoga County Port Authority, to the attention of Linda Sternheimer, 1100 West Ninth Street, Suite 300, Cleveland, Ohio 44113 until 3 p.m. local time on February 4, 2019.

SOQ documentation will be available and may be obtained on the Port Authority website: <http://www.portofcleveland.com/about-the-port/business-opportunities/>. Any future addenda will be posted on the Port's website.

THE PORT AUTHORITY RESERVES THE RIGHT TO REJECT ANY AND ALL SUBMISSIONS, TO WAIVE ANY TECHNICALITIES, TO REQUEST ADDITIONAL INFORMATION, AND TO OTHERWISE PROCEED IN ACCORDANCE WITH THE BEST INTERESTS OF THE PORT AUTHORITY.

Statements will be evaluated and scored in accordance with the Ohio Revised Code to determine the most qualified, responsive, and responsible professional design service firm/team. The Port Authority may request interviews with firms following the submission of their SOQs. The Port Authority will negotiate a contract along with fair and reasonable compensation with the most highly ranked and qualified firm. If negotiations fail with the firm/team ranked most qualified, the Port Authority may elect to enter into negotiations with the firm/team ranked second most qualified.

Any SOQ submissions may be withdrawn or amended prior to the closing deadline. If any interested design firm has questions, they should contact Linda Sternheimer, by e-mail linda.sternheimer@portofcleveland.com.

UNDER NO CIRCUMSTANCE WILL THE PORT AUTHORITY BE RESPONSIBLE FOR ANY COSTS INCURRED BY PROFESSIONAL DESIGN SERVICE FIRMS IN RESPONDING TO THIS STATEMENT OF QUALIFICATIONS REQUEST AND ANY SUBSEQUENT PHASES OF THIS EVALUATION AND NEGOTIATION PROCESS.

Cleveland-Cuyahoga County Port Authority

William D. Friedman
President/CEO



REQUEST FOR STATEMENT OF QUALIFICATIONS

Engineering Services for the Irishtown Bend Stabilization and Rehabilitation Project

January 9, 2019

Context & Background

Irishtown Bend is a 16-acre hillside along the west bank of the Cuyahoga River. It is flanked by Detroit Road on the north, Columbus Road on the south and West 25th to the west. The hillside is at risk of catastrophic structural failure and at the northern end has a safety factor of less than one. If such a geological failure were to occur, the hillside would collapse into the adjacent Cuyahoga Ship Channel and block freighters from reaching up-stream recipients of bulk commodities. The economic consequences to the \$3.5 billion industry that relies upon the maintenance of the active ship channel would be dire and put thousands of jobs at immediate risk.

In 2015 the Port of Cleveland contracted Barr & Prevost (now JMT) to conduct an 18 month comprehensive study of the stabilization and restoration of the Irishtown Bend Hillside. The scope of work included evaluating geological conditions, determine the extent of stabilization, protect ship passage from failure of the hillside slope, provide recommendations for corrective action, integrate aquatic-friendly habitat in proposed recommendations and develop 30% plan documents and construction cost estimates. The development of these findings brought many stakeholders to the table to discuss a path forward on stabilization and an eventual land reuse.

Since the results of the 2015 study have been released, critical tracts of land have been purchased along the river, in addition a Clean Ohio Grant was awarded for the purpose of acquiring land along the hillside and the east side of W. 25th and a Vision Plan with a robust public process was completed in 2017. Additionally funding for an approximate 1.2 mile trail to transverse the site has been secured.

Request

The Cleveland-Cuyahoga County Port Authority ("CCCPA") is looking to engage an engineering firm or team with experience with complex hillside stabilization, rehabilitating historic waterfront infrastructure, sewer and water infrastructure as well as section 106 scoping and review. Interested professional design service firms/teams should review these goals and objectives as well as aforementioned studies prior to developing their Statement of Qualification ("SOQ") submissions.

- To design the reconstruction and rehabilitation of the severely deteriorated or nonexistent sections of the bulkhead with a minimum design life of 50 years.
- To provide 100% designed engineering solution for hillside stability up to an appropriate safety factor.
- Design should allow for a phased approach as it is unlikely all of the funding will be in place at one time.
- Maximize the use existing in place infrastructure to minimize construction cost, sheet pile sections, invasiveness, and site disruptions
- Maritime operations are critical to the region's supply chain and shall not be disrupted during the construction phase. The design should be approached in a manner to limit disruptions to the ship channel.



- NEORSRD's network. Design firm shall be familiar with the NEORD's infrastructure on Irishtown bend and be able to work with NEORSRD to maximize efficiencies of construction. This shall include design elements such as sewer lining, support of earth system designs, and cast in place concrete structures around live sewers.

Required Tasks & Services

The CCCPA is requesting the following major tasks be performed by the professional engineering service firm:

- Task 1: Pre-design
- Task 2: Design (30%, 60%, 90%, & Final Design Drawings & Project Specifications)
- Task 3: Stormwater Management Plan & Implementation
- Task 4: Project Permitting
- Task 5: Construction Cost Estimates for both a phased as well as a comprehensive approach
- Task 6: Construction administration support and resident engineering

Other key services imbedded in the above tasks include:

- Construction Methods Discussions
- Permitting
- Geotechnical Investigation
- Section 106 review
- Basis of Design Report
- Surveying
- Stakeholder Engagement
- Attending Regularly Scheduled Project Meetings
- Drafting
- Specifications
- Utility Locations
- O&M Manuals & Procedures
- Structural design
- Shop drawing and RFI reviews
- Schedule and Pay Application reviews
- Work Order and contractor suggested change review
- General coordination with all other Irishtown Bend stakeholders

The professional design services firm shall base the Technical Approach section of their SOQ on the described tasks included in this section and the description of the Project above. A Scope of Work will be evaluated in part on the consultant's understanding of key issues, challenges, and technologies that may determine the success of the Project. Consultants may present



information in the SOQ related to concepts that significantly enhance the future maintenance, and life cycle of the bulkhead and other infrastructure built along Irishtown Bend.

Submission Instructions, Pre-Statement Meeting, & Questions

Submission packages will be accepted until 3 pm on February 8, 2019. Statements are to be delivered to the following name and address:

Linda Sternheimer, Director of Urban Planning & Engagement
Cleveland-Cuyahoga County Port Authority
1100 W. 9TH Street, Suite 300
Cleveland, OH 44113
Email: Linda.Sternheimer@PortofCleveland.com

Late submittals will not be considered. Statements not meeting the requirements of this request for SOQ may be deemed non responsive at the sole discretion of the CCCPA.

Questions related to this SOQ shall be sent to Linda Sternheimer directly to via email. All questions shall be submitted by close of business on or **January 30, 2019**. Responses to questions will be gathered and published as Addendums on the CCCPA's website.

Supplemental and Reference Documentation

Supplemental and reference documentation has been included in the Appendix of this SOQ information package and/or may be included as additional links on the Port's website in the event the files are too large to include in this document.

Statement of Qualifications (SOQ) Content & Format

Each consultant shall submit a total of four copies of their SOQ along with an electronic PDF version via an included USB drive. There are no specific length requirements or formatting requirements, but please be cognizant of length. Project specific information is requested over general marketing documentation. In the SOQ please include the following information:

EXECUITVE SUMMARY: Include a brief summary of the project as understood by the consultant and a description of how the consultant will address the key issues through its approach and team.

PROJECT DELIVERY: The CCCPA is a small organization that relies on critical relationships with outside consultants. We expect our consultants to provide a high level of service throughout the entire duration of the Project. In this section of the SOQ, please present the capabilities, skills, and experience of the designated project manager. The designated project manager will lead the consultant's team and be the CCCPA's single point of contact on this Project. The proposed project manager must be a registered professional engineer in the State of Ohio at the time of the contract award and maintain this designation throughout the contract. Changes to the project manager position must be approved by the CCCPA. Maritime infrastructure



experience in the Great Lakes and along the ship channel portion of the Cuyahoga River familiarity with the operations and ship traffic is a plus and will be highly valued during review. It is expected that the project manager will make themselves available for frequent interaction and meetings with the CCCPA.

In this section, the CCCPA also requests a summary of your firm/team's experience on CCCPA Projects, if any. Past performance on projects on Irishtown Bend for other clients will also be considered as comparable experience to work with the CCCPA.

QUALIFICATIONS: As result of the unique and critical nature of this Project, the CCCPA is looking for design firms/team that are uniquely qualified and have experience with rehabilitation work on hillside stability. This is deemed the most critical qualification requirement on this project and will carry the most weight, however, other qualifications are also important. These qualifications are listed in subsequent order of importance. The CCCPA is looking for firms/teams that have experience designing drainage and bulkhead for waterfront facilities and are familiar with NEORSD's, City of Cleveland water and ODOT's drainage network in and around Irishtown Bend. The CCCPA is also looking for firms that have experience with ODOT's LPA program.

The teams must be able to adequately staff the project with qualified individuals, experienced in their respective key technical disciplines. The CCCPA requests a firm/team organization chart designating the responsibilities of key team members, firms and individuals, including sub consultants. Key team members must remain staffed on this project unless approved by the CCCPA. Resumes should be included for key personnel that highlight the experience of key personnel on example projects detailing their roles, client, client contact information, project value, and year of completion.

In this section of the SOQ, the CCCPA also requests a detailed descriptions of three of the most recent projects/programs/efforts that include similar scopes of work for the prime consultant and relevant sub consultants. The following information should be included:

- Project Title
- Firm Name & Project Role
- Proposed Team Members Involved On Similar Project
- Project Description
- Client Name & Contact Information
- Year Completed
- Total Design Fee (\$)
- Change Orders (\$)
- Engineer's Estimate (\$)
- Construction Bid At Award (\$)
- Construction Cost At Completion (\$)



MBE/FBE BUSINESS OPPORTUNITY PROGRAM PARTICIPATION: The CCCPA has an overarching MBE/FBE business participation goal across all of our capital development and finance projects of 30% on qualifying work. The SOQ should include a summary of the proposed anticipated MBE/WBE participation. The summary should include the roles and responsibility of the proposed sub-consultants. The participation percentage shall be calculated based upon the entire Project. Please note that the CCCPA does not have a Disadvantaged Business Opportunity program that reviews and designates MBE/FBE firms. We rely on cross honor designations established by local agencies that include but are not limited to the City of Cleveland, ODOT, NEORS, or any other local agency that has similar vetting process. Please clearly identify the certifying government agency as part of this summary and reporting portion of the SOQ.

TECHNICAL APPROACH: The technical approach of the SOQ should include the sections detailed below. Consultant firms/teams are requested to showcase their creativity and highlight unique approaches in this section of the SOQ. It is also important to demonstrate a thorough understanding of this facility, operations at the facility, and this Project.

The *PROJECT UNDERSTANDING* section should concisely demonstrate the consultant's understanding of the Project. The consultant shall highlight the total anticipated labor hours for each task included in the Tasks & Services section of this information package. This is requested in order to gauge the total effort anticipated by the prime design consultant and their major and minor subcontractor team from a labor standpoint. Direct costs which could include subcontracted geotechnical investigations, pot hole and exploratory investigation activities, surveying, environmental sampling and testing, and dive support services are not to be included in the requested task and hour summary for the Project. If major non-labor activities are anticipated but not captured in the labor hour summary, please highlight and describe these items outside of the labor hour summary.

The *RISK & OPPORTUNITY* section of the SOQ should clearly identify areas of design, permitting, schedule, construction, and O&M risk and opportunities as seen by the professional design service firm/team. The CCCPA believes there is value in early and thoughtful risk and opportunity assessment pre-design collaboration. This section should detail the professional design firm/team's efforts that will be taken in this phase of the Project to mitigate risk and seek out opportunities to create value which may set themselves apart from other interested firms/teams. The CCCPA has a limited budget for this Project and wants to partner with design firms/team that properly identify and mitigate risk and firms/teams that seek out opportunities to capture value for their clients while achieving project goals and meeting owner objectives.

The *SITE OPERATIONS & CONSTRUCTION APPROACH* included in the technical approach section of the SOQ should clearly identify the consultant's understanding of the workings of the Cuyahoga River. Construction must be sequenced in a manner to avoid disrupting river commerce. The design and Construction sequence must also consider the NEORS sanitary sewer running through the site. Design elements shall aid in the overall slope stability and secure the sewers throughout construction and in the long term park conditions. Various cross



sections throughout the slope shall be analyzed to prove that the stability is greatly improved to an appropriate factor of safety.

Legal Statements

The CCCPA requests that the following statements be incorporated into the SOQ:

“By virtue of submitting this SOQ, I certify as a legal representative of the prime firm that I have reviewed the CCCPA’s standard professional services contract and take no exceptions to the standard agreement unless they are stated below.”

“By virtue of submitting this SOQ, I certify as a legal representative of the prime firm that neither the firms on the team nor any of the key personnel have any known personal or organizational conflicts of interests.”

Any potential conflicts of interests shall be clearly communicated prior to the submission of a SOQ and these conflicts may be considered by the CCCPA when SOQs are evaluated. Please attached executed non-collusion affidavit forms (Exhibit H) & tax disclosure documentation (Exhibit G) with submitted proposals.

Project Schedule

The Consultant shall assume a NTP in April 2019 and a Design duration of 9 months, 3 months of bidding support, and followed by an 18 month construction support period. CCCPA will also have the consultant conduct a 1 yr warranty inspection and report for the construction infrastructure.

SOQ Evaluation Criteria & Contract Process

The CCCPA will review the submitted SOQ and score each of the proposal based upon the following criteria:

1. Submitted SOQ will be evaluated and scored by a CCCPA review committee.
 - a. DELIVERY (20% Total Score)
 - i. Project Manager Qualifications 10%
 - ii. Performance On CCCPA Projects 10%
 - b. QUALIFICATIONS (30% Total Score)
 - i. Team Member & Firm Experience 10%
 - ii. Key Team Member Availability 10%
 - iii. Business Opportunity Program Participation 10%
 - c. TECHNICAL APPROACH (30% Total Score)
 - i. Project Understanding & Confirmation 10%
 - ii. Risk & Opportunity Identification 10%
 - iii. Site Operations & Construction Approach 10%

2. Upon completion of the scoring and ranking of the submitted SOQ, the CCCPA may make a selection based upon the above criteria or elect to perform follow up presentations/interviews with selected firms. This follow up interview/presentation will occur in the event there are firms that are scored/evaluated similarly as part of the initial scoring and evaluation process. If interviews are performed, the scores will be combined with the evaluations below to create a combined score.
 - a. Presentation & Interview (20%)
 - i. Project Team Project Approach/Technical Understanding 10%
 - ii. PM & Project Team Qualifications 5%
 - iii. Response Questions & Communications 5%

3. Upon completion of this process the CCCPA will enter into final scope of work, contract, and fee negotiation with the highest ranked firm in accordance with the Ohio Revised Code. This information packet and the CCCPA’s standard professional service contract will be used as a basis of this negotiation. If the CCCPA cannot reach an agreement with the highest ranked firm, the CCCPA may enter into negotiations with the second highest ranked firm. During this phase all firms that submitted SOQ will be notified of the results of the ranking process.

4. Upon reaching an agreement on the scope and the total not to exceed contract priced for the Project, the CCCPA will make a recommendation to its Board of Directors to enter into an agreement based upon the results of the negotiation process. This recommendation and approval process will occur at one of the CCCPA’s regularly scheduled public Board meetings.

5. Once Board approval is achieved, the CCCPA’s standard professional services contract will then be executed by the CCCPA and the successful professional design service firm/team for this Project. It is at this time that the CCCPA will issue an executed form of the contract and Notice To Proceed (NTP). Any work performed in advance of the contract being executed and NTP being provided will be performed at the risk of the professional design service firm/team.

APPENDIX

CONTENTS:

- Exhibit A: Franklin Hill/ Irishtown Bend Stabilization and Restoration Report 5/1/2015
- Exhibit B: TLCI Irishtown Bend Vision Plan April 6, 2018
- Exhibit C: NEORS D ITB Meeting Presentation
- Exhibit D: NEORS D LLI Comparison Presentation
- Exhibit E: WLLI Drawings
- Exhibit F: WLLI BP
- Exhibit G: WLLI Slipping Sequence