

*Lee County Facilities Construction and Management  
District 1, Lee County, Florida*

**DESIGN-BUILD  
REQUEST FOR PROPOSAL  
(100% submittal)  
for  
Lee Health Sports Complex Lighting Replacement  
Lee County**

**Financial Projects Number(s):  
Federal Aid Project Number(s):  
Contract Number:**

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The Attachments listed below are hereby incorporated into and made a part of this Request for Proposal (RFP) as though fully set forth herein. These documents have been prepared for or by Lee County Facilities utilizing registered professionals in their fields of practice, so the information contained therein can be construed as a sample representation of field conditions or statement of facts upon which the Design-Build Firm can rely. It is incumbent upon the Design-Build firm to determine whether the information provided in these documents is sufficient and current enough to develop an informed Technical Proposal and Bid Price Proposal or if further investigation is needed.

## **ATTACHMENTS**

**2 page Conceptual Layout**

**Inspection Reports (provided by Consor)**

**FDOT Index 715-010**

**Contaminated Material - Mercury-Containing Devices and Lamps (SP0080409)**

## **REFERENCES**

**Geotechnical Report dated March 8, 2013**

**Geotechnical Report dated November 12, 2013**

**Hammond Seating Map**

**Stadium Aerial**

• **Introduction.**

Lee County Facilities Construction and Management (Lee County Facilities) has issued this Request for Proposal (RFP) to solicit competitive bids and proposals from Proposers for the removal and replacement of stadium high mast lighting and all necessary components to enact a full and complete lighting system.

For the purpose of Project Specific Liability Insurance coverage, Lee County Facilities has determined this project to have low complexity.

It is Lee County Facilities' intent to promote the use of innovative design concepts, components, details, and construction techniques. The Design-Build Firm may submit a Technical Proposal that includes innovative concepts if they are discussed with Lee County Facilities and approved using the Alternative Technical Concept (ATC) process.

It is Lee County Facilities' intent that all Project construction activities be conducted within the existing Facility property. No additional property/ROW will be acquired for this project.

**Description of Work**

- a. The removal and replacement of all 6 existing high mast light pole structures.
- b. Maintain existing lighting throughout the duration of the project while the new lighting system is being constructed and installed.
- c. The D-B Firm shall prepare estimates, schedules, justification and provide them to Lee County in support FEMA funding requests.
- d. Reuse of existing light poles and luminaires will not be considered and shall not be proposed by the D-B Firm.
- e. The D-B Firm shall propose a Lighting Engineer to design minimum 6 completely new light poles that shall be installed in locations per the ANSI/IES RP-6-15/22.
- f. This includes complete removal of existing pole system shall and existing foundation to minimum 4-ft below existing grade or as directed by Lee County.
- g. The D-B Firm will be responsible for deck and slab replacement and repair at areas where existing light poles are removed. The D-B Firm will be required to submit details that are designed and signed and sealed by a Structural Engineer.
- h. Light levels are guaranteed to not drop below specified target values for a 25-year period.
- i. All damaged or disturbed areas are required to be restored to previous condition or greater, as approved by Lee County.
- j. Emergency Services access shall be maintained at all times with special attention to perimeter access around the stadium facility. Coordinate with Fire Department for any and all access changes or temporary configurations.
- k. Foundations for new high mast light poles shall be drilled shaft construction per FDOT Index 715-010.
- l. Galvanizing shall be in accordance with FDOT Index 715-010 and shall not be powder coated or painted.
- m. A completely functional and up-to-code lighting system may include new electrical components per the FBC and permit requirements.
- n. D-B Firm will be required to handle all permitting.

- o. The D-B Firm shall propose a system to minimize spill light and glare to adjoining properties, players, and spectators.
- p. The D-B Firm will be responsible for all lighting and electrical components whether directly or indirectly affected by the stadium lighting upgrades have been accounted for in cost, design, and construction to bring to bring these the electrical up to current codes, standards, and regulations.
- q. The proposed lighting system shall be energy efficient and cost effective to operate. During the warranty period, all maintenance costs shall be eliminated.
- r. Remote on/off control system will be required, and fields/facilities shall be monitored to detect luminaire outages for the 25-year warranty period. Costs for this shall be included in the D-B Firm's bids.
- s. During warranty period, all items shall be addressed and corrected within 24-hrs of notification by Lee County. This minimum requirement shall be strictly adhered to and shall be included in warranty documentation submitted to Lee County.
- t. All prospective DB Firms shall be familiar with the site and existing site conditions. Please refer to the Formal Solicitation Package or Contact Lee County authorized personnel for allowable site visit times to examine existing conditions and determine extent of protection/repair/replacement/adjustment of existing systems (such as existing seating, signage, utilities, etc.).
- u. Approved product is MUSCO System with TLC for LED. All substitutions shall be meet the requirements set forth in this RFP and submitted to Lee County for approval.

2. Existing Facility

- a. The existing Lee Health Sports Complex/Hammond Stadium facility consists of 9,300 total seats. The fields playing distances includes a 330-ft left field, 405 -ft center field, and a 330-ft right field, all with an 8-ft high padded outfield wall. The stadium consists of 4 floors: lower level, Concourse level, Third floor administrative offices, and Fourth floor suites. The existing Field Lights consists of 6 poles, equipped with 186 1,500-watt lamps.
- b. Existing conditions:
  - a. The existing light pole foundations consist of a solid concrete drilled shaft.
  - b. Existing poles characteristics can be found in the table below:

Pole ID	Luminaire Count	Pole Height	Bottom Circumference	Number of Sides	Anchor Bolts
A1	24 + 2	120-ft	8-ft	12	8
A2	24 + 2	120-ft	8-ft	12	8
B1	35	120-ft	8-ft, 7-in	12	8
B2	35	120-ft	8-ft, 7-in	12	8
C1	34	100-ft	7-ft	12	6
C2	34	125-ft	7-ft	12	6

- a. Existing conditions can be further examined in Attachments, Lighting Inspection Reports prepared by Consor, for each Light Pole from the above table.

The Attachments represent Lee County Facilities' concept and are considered to be reliable information developed for the project. The requirements of this project are included below in this RFP. Attachments do not constitute or represent a binding requirement of this contract unless specifically stated below and/or in subsequent sections of this RFP.

All design criteria and requirements set forth in this RFP have been developed and approved by Lee County Facilities to ensure a functional system that satisfies the operational and maintenance needs of Lee County Facilities and Lee Health Sports Complex for its primary and secondary uses.

The intent of this Project is to replace, repair or rehabilitate all deficiencies noted in the RFP within the Project limits such that maintenance work required upon Final Acceptance is limited to routine work.

#### **A. Design-Build Responsibility**

The Design-Build Firm shall be responsible for survey, completing the geotechnical investigation, environmental investigation, design, preparation of all documentation related to the acquisition of all permits not acquired by Lee County Facilities, preparation of any and all information required to modify permits acquired by Lee County Facilities if necessary, maintenance of traffic, demolition, and construction on or before the Project completion date indicated in the Proposal. The Design-Build Firm shall coordinate all utility relocations.

In the performance of professional services, the Design-Build Firm shall use that degree of care and skill ordinarily exercised by other similar professional in the field under similar conditions in similar localities. The Design-Build Firm will use due care in performing its services and will have due regard for acceptable engineering standards and principles. The Design-Build Firm's standard of care shall not be altered by the application, interpretation, or construction of any other provision of this Agreement.

The Design-Build Firm shall be responsible for compliance with Design and Construction Criteria (Section VI) which sets forth requirements regarding survey, design, construction, and maintenance of traffic during construction, requirements relative to Project management, scheduling, and coordination with other agencies and entities such as state and local government, utilities and the public.

The Design-Build Firm shall determine environmental impacts as part of their analysis and design. Any impacts shall be communicated promptly to Lee County Facilities. The Design-Build Firm will be responsible for pursuing any permits as a result of these impacts as well as their associated costs.

The Design-Build Firm shall be responsible for reviewing the approved Technical Documents and subsequent re-evaluations included in the Attachments. The Design-Build Firm may propose changes which differ from the approved Documents through the ATC process. An approved re-evaluation to document changes proposed by the Design-Build Firm is required prior to construction of the specific activity as required in Section V.I.3. The Design-Build Firm shall examine the Contract Documents and the site of the proposed work carefully before submitting a Proposal for the work contemplated and shall investigate the conditions to be encountered, as to the character, quality, and quantities of work to be performed and materials to be furnished and as to the requirements of all Contract Documents. Written notification of differing site conditions discovered during the design or construction phase of the Project will be given to Lee County Facilities' Project Manager.

The Design-Build Firm shall examine boring data, where available, and make their own interpretation of the subsoil investigations and other preliminary data, and shall base their bid on their own opinion of the conditions likely to be encountered. The submission of a proposal is prima facie evidence that the Design-Build Firm has made an examination as described in this provision.

The Design-Build Firm shall demonstrate good Project management practices while working on this Project. These include communication with Lee County Facilities and others as necessary, management of time and resources, and documentation.

The Design-Build Firm will provide litter removal and mowing within the project limits in accordance with Specification Section 107 with a monthly litter removal.

**B. Lee County Facilities Responsibility**

Lee County Facilities will provide contract administration, management services, construction engineering inspection services, environmental oversight, and quality acceptance reviews of all work associated with the development and preparation of the contract plans, permits, and construction of the improvements. Lee County Facilities will provide Project specific information and/or functions as outlined in this document.

In accordance with 23 CFR 636.109 of the FHWA, in a Federal Aid project, Lee County Facilities shall have oversight, review, and approval authority of the permitting process.

• **Schedule of Events.**

See Lee County Formal Solicitation for RFP Submission Schedule.

Below is the **tentative** schedule of the events that will take place in the procurement process. Lee County Facilities reserves the right to make changes or alterations to the schedule as Lee County Facilities determines is in the best interests of the public. Proposers will be notified sufficiently in advance of any changes or alterations in the schedule.

<b>Date</b>	<b>Minimum # of Days</b>	<b>Event</b>
	0	Planned Advertisement
	8 Calendar days prior to submission deadline	Deadline for submittal of Alternative Technical Concept (ATC) Proposals, Proposal Questions, material substitutions, and design exceptions/variations
	30 day after RFP advertisement	Submission Deadline

• **Threshold Requirements.**

**A. Qualifications**

Proposers are required to be pre-qualified in all work types required for the Project. Proposers shall also submit, for review, a list of similar stadium projects. The technical qualification requirements of Florida Administrative Code (F.A.C.) Chapter 14-75 and all qualification requirements of F.A.C. Chapter 14-22, based on the applicable category of the Project, must be satisfied.

**B. Joint Venture Firm**



Two or more Firms submitting as a Joint Venture must meet the Joint Venture requirements of Section 14-22.007, F.A.C. Parties to a Joint Venture must submit a Declaration of Joint Venture and Power of Attorney Form No. 375-020-18, prior to the deadline for receipt of Letters of Interest.

If the Proposer is a Joint Venture, the individual empowered by a properly executed Declaration of Joint Venture and Power of Attorney Form shall execute the proposal. The proposal shall clearly identify who will be responsible for the engineering, quality control, and geotechnical and construction portions of the Work. The Joint Venture shall provide an Affirmative Action Plan specifically for the Joint Venture.

### **C. Price Proposal Guarantee**

A Price Proposal guaranty in an amount of not less than five percent (5%) of the total bid amount shall accompany each Proposer's Price Proposal. The Price Proposal guaranty may, at the discretion of the Proposer, be in the form of a cashier's check, bank money order, bank draft of any national or state bank, certified check, or surety bond, payable to Lee County Facilities. The surety on any bid bond shall be a company recognized to execute bid bonds for contracts of the State of Florida. The Price Proposal guaranty shall stand for the Proposer's obligation to timely and properly execute the contract and supply all other submittals due therewith. The amount of the Price Proposal guaranty shall be a liquidated sum, which shall be due in full in the event of default, regardless of the actual damages suffered. The Price Proposal guaranty of all Proposers' shall be released pursuant to 3-4 of the Division I Design-Build Specifications.

### **D. Pre-Proposal Meeting**

Attendance at the pre-proposal meeting is non-mandatory. All prospective DB Firms shall be familiar with the site and existing site conditions. Please refer to the solicitation package or Contact Lee County authorized personnel for allowable site visit times to examine existing conditions and determine extent of protection/repair/replacement/adjustment of existing systems (such as existing seating, signage, utilities, etc.) The purpose of this meeting is to provide a forum for Lee County Facilities to discuss with all concerned parties the proposed Project, the design and construction criteria, Critical Path Method (CPM) schedule, and method of compensation, instructions for submitting proposals, Design Exceptions, Design Variations, and other relevant issues. In the event that any discussions at the pre-proposal meeting require official additions, deletions, or clarifications of the Request for Proposal, the Design and Construction Criteria, or any other document, Lee County Facilities will issue a written addendum to this Request for Proposals as Lee County Facilities determines is appropriate. No oral representations or discussions, which take place at the pre-proposal meeting, will be binding on Lee County Facilities. Proposers shall direct all questions as directed in the Solicitation Documents for this proposal.

Failure by a Proposer to attend or be represented at the pre-proposal meeting will not constitute a non-responsive determination of their bid package, but prospective bidders are highly encouraged to attend. Bids found to be non-responsive will not be considered. Attending Proposers should be signed in prior to the start of the pre-proposal meeting. The convener of the meeting will circulate the attendee sign in sheet at the time the meeting was advertised to begin. Once all Proposers have signed, the sign in sheet will be taken and the meeting will begin.

### **E. Question and Answer Written Responses**

Lee County Facilities may provide proposed questions to each Design-Build Firm as it relates to their Technical Proposal approximately 1 (one) week before the written Q & A letter is due.

If so, the Design-Build Firm shall submit to Lee County Facilities a written letter answering the questions provided by Lee County Facilities. The questions and written answers/clarifications will become part of the Contract Documents and will be considered by Lee County Facilities as part of the Technical Proposal. In the event the Design-Build Firm includes additional information in the written response which was not discussed as part of Lee County Facilities' questions and is otherwise not included in the Technical Proposal, such additional information will not be considered by Lee County Facilities during the evaluation of the Technical Proposal.

One (1) week prior to the Price Proposal due date the Design-Build Firm shall submit to Lee County Facilities a written statement as follows: "[insert name of the Design-Build Firm] confirms that, despite any provision in the Design-Build Firm's Technical Proposal or any Q&A written response letter that may be inconsistent with the other requirements of the Contract Documents, [insert name of the Design-Build Firm] intends to comply fully with the requirements otherwise provided for in the Contract Documents, except for, pursuant to Subsection 5-2 Coordination of Contract Documents of the Design-Build Division I Specifications, any [insert name of Design-Build Firm]'s statements, terms, concepts or designs that can reasonably be interpreted as offers to provide higher quality items than otherwise required by the other Contract Documents or to perform services or meet standards in addition to or better than those otherwise required which such statements, terms, concepts and designs are the obligations of [insert name of the Design-Build Firm]." In case of the failure of the Design-Build Firm to timely provide such a written statement, Lee County Facilities may determine the Design-Build Firm to be deemed non-responsive.

#### **F. Protest Rights**

Any person who is adversely affected by the specifications contained in this Request for Proposal must file a notice of intent to protest in writing within seventy-two hours of the posting of this Request for Proposal. Pursuant to Sections 120.57(3) and 337.11, Florida Statutes, and Rule Chapter 28-110, F.A.C., any person adversely affected by the agency decision or intended decision shall file with the agency both a notice of protest in writing and bond within 72 hours after the posting of the notice of decision or intended decision, or posting of the solicitation with respect to a protest of the terms, conditions, and specifications contained in a solicitation and will file a formal written protest within 10 days after the filing of the notice of protest. The formal written protest shall be filed within 10 days after the date of the notice of protest if filed. The person filing the Protest must send the notice of intent as directed in the Solicitation Package for the project.

Failure to file a notice of protest or formal written protest within the time prescribed in section 120.57(3), Florida Statutes, or failure to post the bond or other security required by law within the time allowed for filing a bond shall constitute a waiver of proceedings under Chapter 120 Florida Statutes.

#### **G. Non-Responsive Proposals**

Proposals found to be non-responsive shall not be considered. Proposals may be rejected if found to be in nonconformance with the requirements and instructions herein contained. A proposal may be found to be non-responsive by reasons, including, but not limited to, failure to utilize or complete prescribed forms, conditional proposals, incomplete proposals, indefinite or ambiguous proposals, failure to meet deadlines and improper and/or undated signatures.

Other conditions which may cause rejection of proposals include evidence of collusion among Proposers,

obvious lack of experience or expertise to perform the required work, submission of more than one proposal for the same work from an individual, firm, joint venture, or corporation under the same or a different name (also included for Design-Build Projects are those proposals wherein the same Engineer is identified in more than one proposal), failure to perform or meet financial obligations on previous contracts, employment of unauthorized aliens in violation of Section 274A (e) of the Immigration and Nationalization Act, or in the event an individual, firm, partnership, or corporation is on the United States Department of Labor's System for Award Management (SAM) list.

Lee County Facilities will not give consideration to tentative or qualified commitments in the proposals. For example, Lee County Facilities will not give consideration to phrases as "we may" or "we are considering" in the evaluation process for the reason that they do not indicate a firm commitment.

Proposals will also be rejected if not delivered or received on or before the date and time specified as the due date for submission.

Any proposal submitted by a Proposer that did not sign-in at the mandatory pre-proposal meeting will be non-responsive.

#### **H. Waiver of Irregularities**

Lee County Facilities may waive minor informalities or irregularities in proposals received where such is merely a matter of form and not substance, and the correction or waiver of which is not prejudicial to other Proposers. Minor irregularities are defined as those that will not have an adverse effect on Lee County Facilities' interest and will not affect the price of the Proposals by giving a Proposer an advantage or benefit not enjoyed by other Proposers.

1. Any design submittals that are part of a proposal shall be deemed preliminary only.
2. Preliminary design submittals may vary from the requirements of the Design and Construction Criteria. Lee County Facilities, at their discretion, may elect to consider those variations in awarding points to the proposal rather than rejecting the entire proposal.
3. In no event will any such elections by Lee County Facilities be deemed to be a waiving of the Design and Construction Criteria.
4. The Proposer who is selected for the Project will be required to fully comply with the Design and Construction Criteria for the price bid, regardless that the proposal may have been based on a variation from the Design and Construction Criteria.
5. Proposers shall identify separately all innovative aspects as such in the Technical Proposal. An innovative aspect does not include revisions to specifications or established Department policies. Innovation should be limited to Design-Build Firm's means and methods, roadway alignments, approach to Project, use of new products, new uses for established products, etc.
6. The Proposer shall obtain any necessary permits or permit modifications not already provided.
7. Those changes to the Design Concept may be considered together with innovative

construction techniques, as well as other areas, as the basis for grading the Technical Proposals in the area of innovative measures.

### **I. Modification or Withdrawal of Technical Proposal**

Proposers may modify or withdraw previously submitted Technical Proposals at any time prior to the Technical Proposal due date. Requests for modification or withdrawal of a submitted Technical Proposal shall be in writing and shall be signed in the same manner as the Technical Proposal. Upon receipt and acceptance of such a request, the entire Technical Proposal will be returned to the Proposer and not considered unless resubmitted by the due date and time. Proposers may also send a change in sealed envelope to be opened at the same time as the Technical Proposal provided the change is submitted prior to the Technical Proposal due date.

### **J. Lee County Facilities' Responsibilities**

This Request for Proposal does not commit Lee County Facilities to make studies or designs for the preparation of any proposal, nor to procure or contract for any articles or services.

### **K. Design-Build Contract**

Lee County Facilities will enter into a Lump Sum contract with the successful Design-Build Firm. In accordance with Section V, the Design-Build Firm will provide a schedule of values to Lee County Facilities for their approval. The total of the Schedule of Values will be the lump sum contract amount.

The terms and conditions of this contract are fixed price and fixed time. The Design-Build Firm's submitted bid (time and cost) is to be a lump sum bid for completing the scope of work detailed in the Request for Proposal.

- **Disadvantaged Business Enterprise (DBE) Program.**

#### **A. DBE Availability Goal Percentage:**

Lee County Facilities has an overall, race-neutral DBE goal. This means that the County's goal is to spend a portion of the dollars with Certified DBE's as prime Design-Build Firms or as subcontractors. Race-neutral means that Lee County Facilities believes that the overall goal can be achieved through the normal competitive procurement process. Lee County Facilities has reviewed this Project and assigned a DBE availability goal shown in the Project Advertisement and on the bid blank/contract front page under "% DBE Availability Goal". Lee County Facilities has determined that this DBE percentage can be achieved on this Project based on the number of DBE's associated with the different types of work that will be required.

Under 49 Code of Federal Regulations Part 26, if the overall goal is not achieved, Lee County Facilities may be required to return to a race-conscious program where goals are imposed on individual contracts. Lee County Facilities encourages Design-Build Firms to actively pursue obtaining bids and quotes from Certified DBE's.

Lee County Facilities is reporting to the Federal Highway Administration the planned commitments to use DBE's, as well as actual dollars paid to DBE's. This information is being collected through Lee County Facilities' Equal Opportunity Compliance (EOC) system. Additional requirements of the Design-Build Firm may be found in Chapter 2 of the FDOT Equal Opportunity Construction Contract Compliance Manual.

## **B. DBE Supportive Services Providers:**

Lee County Facilities encourages the use of DBE's. The following section is included to assist prospective DB Firms and DBE Contractors.

FDOT has contracted with consultants, one is referred to as DBE Supportive Services provider (DBE/SS), to provide managerial and technical assistance to DBE's. This consultant works with potential DBEs, certified DBEs and prime contractors and consultants in an effort to increase DBE utilization. The other consultant is referred to as the Specialized Development Program provider (SDP). This consultant works with short-listed Design Build firms prior to award, on projects over \$50 million dollars in an effort to identify DBE's with capacity to perform on the Project. The successful Design-Build Firm should meet with the DBE DBE/SS or SDP to discuss the DBE's that are available to work on this Project. The current Providers for the State of Florida can be found on the Equal Opportunity website at: <http://www.fdot.gov/equalopportunity/serviceproviders.shtm>

## **C. Bidders Opportunity List:**

The Federal DBE Program requires States to maintain a database of all Firms that are participating, or attempting to participate, on DOT-assisted contracts. The list must include all Firms that bid on prime contracts or bid or quote subcontracts on DOT-assisted Projects, including both DBEs and Non-DBEs.

The following is applicable only to certain projects and may not apply to this solicitation. Please confirm with the Lee County Procurement Analyst. All Contractors must enter their bid opportunity information in the Equal Opportunity Compliance (EOC) system within three business days of submission of the bid or proposal. The link to the EOC system is located in Chapter 1 Section 1.4, Directory of Compliance Websites & Addresses. Failure of bidders to enter Bid Opportunity List information is a violation of 49 C.F.R. 26.11 and grounds for compliance actions up to and including withholding of progress payments. Note: All registered primes submitting a bid will need to apply for EOC User ID and Password to gain access to the EOC system.

- **Project Requirements and Provisions for Work.**

### **A. Governing Regulations:**

The services performed by the Design-Build Firm shall be in compliance with all applicable Manuals and Guidelines including:

- Lee County Facilities,
- FDOT Index 715-010
- Florida Building Code (current version),
- ASCE SEI 7-22, ANSI/IES RP-6-15/22: Lighting Sports and Recreational Areas,
- NFPA 70 (NEC, current edition)
- IESNA LM-5-04: IESNA Guide for Photometric Measurements of Area and Sports Lighting Installations
- And additional requirements specified in this document.

Except to the extent inconsistent with the specific provisions in this document, the current edition, including updates, of the following Manuals and Guidelines shall be used in the performance of this work. Current edition is defined as the edition in place and adopted by Lee County Facilities at the date of advertisement of this contract with the exception of the Standard Specifications for Road and Bridge Construction (Divisions II & III), Special Provisions and Supplemental Specifications, Manual on

Uniform Traffic Control Devices (MUTCD), and FDOT Standard Plans with applicable Interim Revisions. The Design-Build Firm shall use the edition of the Standard Specifications for Road and Bridge Construction (Divisions II & III), Special Provisions and Supplemental Specifications, FDOT Standard Plans and applicable Interim Revisions in effect at the time the bid price proposals are due in the Lee County Office. The Design-Build Firm shall use the 2009 edition of the MUTCD (as amended in 2012). It shall be the Design-Build Firm's responsibility to acquire and utilize the necessary manuals and guidelines that apply to the work required to complete this Project. The services will include preparation of all documents necessary to complete the Project as described in Section I of this document.

FDOT standards and specifications are referenced because the High-Mast Light poles and foundations systems are intended to adhere to those requirements. The Design-Build Firm may propose alternates through the ATC process.

1. Florida Department of Transportation Specifications Package Preparation Procedure  
<http://www.fdot.gov/programmanagement/PackagePreparation/Handbooks/630-010-005.pdf>
2. Florida Department of Transportation Standard Plans for Road and Bridge Construction  
<http://www.fdot.gov/design/standardplans/>
3. Standard Plans Instructions (Refer to Part I, Chapter 115, FDM)  
<http://www.fdot.gov/roadway/FDM/>
4. Florida Department of Transportation Standard Specifications for Road and Bridge Construction (Divisions II & III), Special Provisions and Supplemental Specifications  
<https://www.fdot.gov/programmanagement/Implemented/SpecBooks/default.shtm>
5. Florida Department of Transportation Soils and Foundations Handbook  
[Soils and Foundation Handbook \(windows.net\)](http://www.fdot.gov/structures/DocsandPubs.shtm)
6. Florida Department of Transportation Structures Manual  
<http://www.fdot.gov/structures/DocsandPubs.shtm>
7. Florida Department of Transportation American with Disabilities Act (ADA) Compliance – Facilities Access for Persons with Disabilities Procedure 625-020-015  
<https://fdotwp1.dot.state.fl.us/ProceduresInformationManagementSystemInternet/?viewBy=0&procType=pr>
8. Florida Department of Transportation Florida Sampling and Testing Methods  
<http://www.fdot.gov/materials/administration/resources/library/publications/fstm/disclaimer.shtm>
9. Florida Department of Transportation Utility Accommodation Manual  
[https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/programmanagement/utilities/docs/uam/uam2017.pdf?sfvrsn=d97fd3dd\\_0](https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/programmanagement/programmanagement/utilities/docs/uam/uam2017.pdf?sfvrsn=d97fd3dd_0)
10. AASHTO LRFD Bridge Design Specifications  
[https://bookstore.transportation.org/category\\_item.aspx?id=BR](https://bookstore.transportation.org/category_item.aspx?id=BR)

## **B. Innovative Aspects:**

All innovative aspects shall be identified separately as such in the Technical Proposal.

An innovative aspect does not include revisions to specifications, standards or established Department policies. Innovation should be limited to Design-Build Firm's means and methods, roadway alignments, approach to Project, etc.

### **1. Alternative Technical Concept (ATC) Proposals**

Lee County Facilities has chosen to incorporate in the Design-Build method of project delivery the process whereby Design-Build Firms may propose alternative innovative technical solutions for Lee County Facilities approval which meet or exceed the goals of the project. Alternative Technical Concepts (ATC) may include but are not limited to: alternative geometric designs, foundation types, materials or alternative solutions. The process involves the submission of an ATC as outlined below. This process has shown to be very cost effective in providing the best-value solution which often times is a result of the collaborative approach of the contractor and their designer which is made possible with the Design Build project delivery method and the ATC process.

The ATC process allows innovation, flexibility, time and cost savings on the design and construction of Design-Build Projects while providing the best value for the public. Any deviation from the RFP that the Design-Build Firm seeks to obtain approval to utilize prior to Technical Proposal submission is, by definition, an ATC and therefore must be discussed and submitted to Lee County Facilities for consideration through the ATC process. An ATC is intended to propose an alternate idea to modify a contract requirement. For example, an ATC of the concept plans is not required if the element of the concept plan proposed to be modified is not a requirement of the contract. ATCs also include items defined in FDM, Part 1, Chapter 121.3.2. The proposed ATC shall provide an approach that is equal to or better than the requirements of the RFP, as determined by Lee County Facilities. ATC Proposals which reduce scope, quality, performance, or reliability should not be proposed. A proposed concept does not meet the definition of an ATC if the concept is contemplated by the RFP.

The following **examples** are not permitted to be changed by the Design-Build Firms except where specifically allowed for in the RFP:

- Deck girders with longitudinal deck joints for bridges with two or more spans;
- Full-depth precast deck panels for interstate bridges.
  - ATC proposals for full-depth precast deck panels on non-interstate bridges shall include detailed connection details, step-by-step construction sequences, grout/UHPC material requirements, connection mock-up requirements including mock-up acceptance criteria.
- Partial-depth precast deck panels;
- Reinforcing steels other than allowed by SDG 1.4.1.B except in drilled shafts and auger-cast piles. This is not intended to include non-corrosive materials that are allowed for by the RFP.
- Elimination of deck grooving;
- Replacing transverse bridge deck grooving with longitudinal bridge deck grooving;
- Elimination of deck planing;
- The elimination of cross frames in bays of steel bridges that are phase constructed;
- Partial depth deck removal of outside bays on steel bridge widenings in order to provide transverse reinforcing per SDG Table 4.2.5-1. Full depth removal is required to avoid unwanted deck stresses induced by the girder rebounding upward as it is unloaded;

- Non-framed, non-integral straddle pier caps that are not permanently anchored or stabilized on one end (e.g. pinned bolsters, sole plate and anchor bolts, pot or disc bearings etc.).
- full height MSE Wall panels (piano walls).

Lee County Facilities will keep all ATC submissions confidential prior to the Final Selection of the Proposer to the fullest extent allowed by law, with few exceptions. Although Lee County Facilities will issue an addendum for all ATC Proposals contained in the list below, Lee County Facilities will endeavor to maintain confidentiality of the Design-Build Firms specific ATC proposal. Prior to approving ATC's which would result in the issuance of an Addendum as a result of the item being listed below, the Design-Build Firm will be given the option to withdraw previously submitted ATC proposals. Any approved ATC Proposal related to following requirements described by this RFP shall result in the issuance of an Addendum to the RFP:

- New Design Exceptions required or modifications to Department approved Design Exceptions already provided in the Attachments.
- Significant changes in scope as determined by Lee County Facilities.

The following requirements described by this RFP may be modified by the Design-Build Firm provided they are presented in the One-on-One ATC discussion meeting, as defined below, and submitted to Lee County Facilities for review and approval through the ATC process described herein. Lee County Facilities may deem a Proposal Non-Responsive should the Design-Build Firm include but fail to present and obtain Department approval of the proposed alternates through the ATC process. Department approval of an ATC proposal that is related to the items listed below will NOT result in the issuance of an Addendum to the RFP.

- Modifications to the horizontal and/or vertical geometry requiring an ATC submittal as described in Section VI.F of this RFP.
- Modifications to the Typical Section Package directly related to the horizontal and/or vertical geometry.

## 2. One-on-One ATC Proposal Discussion Meetings

One-on-One ATC discussion meetings may be held in order for the Design-Build Firm to describe proposed changes to supplied basic configurations, Project scope, design criteria, and/or construction criteria. Each Design-Build Firm with proposed changes may request a One-on-One ATC discussion meeting to describe the proposed changes. **Lee County Facilities will decide if these meetings are required and if any requests are approved.** The Design-Build Firm shall provide, by the deadline shown in the Schedule of Events of this RFP, a preliminary list of ATC proposals to be reviewed and discussed during the One-on-One ATC discussion meetings. This list may not be inclusive of all ATC's to be discussed but it should be sufficiently comprehensive to allow Lee County Facilities to identify appropriate personnel to participate in the One-on-One ATC discussion meetings.

The purpose of the One-on-One ATC discussion meeting is to discuss the ATC proposals, answer questions that Lee County Facilities may have related to the ATC proposal, review other relevant information and when possible establish whether the proposal meets the definition of an ATC thereby requiring the submittal of a formal ATC submittal. The meeting should be between representatives of the Design-Build Firm and/or the Design-Build Engineer of Record and Lee County Facilities staff as needed to provide feedback on the ATC proposal. Immediately prior to the conclusion of the One-on-One ATC discussion meeting, Lee County Facilities will advise the Design-Build Firm as to the following related to the ATC proposals which were discussed:



- The Proposal meets the criteria established herein as a qualifying ATC Proposal; therefore, an ATC Proposal submission IS required, or
- The Proposal does not meet the criteria established herein as a qualifying ATC proposal since the Proposal is already allowed or contemplated by the original RFP; therefore, an ATC Proposal submission is NOT required.

Lee County Facilities will return all handouts back to the Design-Build Firm except one copy to remain in the secure procurement file.

### **3. Submittal of ATC Proposals**

All ATC submittals must be in writing and may be submitted at any time following the Shortlist Posting but shall be discussed and submitted prior to the deadline shown in the Schedule of Events of this RFP.

All ATC submittals are required to be on plan sheets or on roll plots no wider than 36” and shall be sequentially numbered and include the following information and discussions:

- a) **Description:** A description and conceptual drawings of the configuration of the ATC or other appropriate descriptive information, including, if appropriate, product details and a traffic operational analysis as applicable;
- b) **Usage:** The locations where and an explanation of how the ATC would be used on the Project;
- c) **Deviations:** References to requirements of the RFP which are inconsistent with the proposed ATC, an explanation of the nature of the deviations from the requirements and a request for approval of such deviations along with suggested changes to the requirements of the RFP which would allow the alternative proposal;
- d) **Analysis:** An analysis justifying use of the ATC and why the deviation, if any, from the requirements of the RFP should be allowed;
- e) **Impacts:** A preliminary analysis of potential impacts on vehicular traffic (during construction), environmental impacts (including social, cultural, natural and physical) which outline the requirements to address the PD&E Study re-evaluation and any effects on previously issued environmental permits, mitigation requirements or environmental commitments, community impacts, safety, and life-cycle Project and infrastructure costs, including impacts on the cost of repair, maintenance, and operation;
- f) **Risks:** A description of added risks to Lee County Facilities or third parties associated with implementation of the ATC;
- g) **Quality:** A description of how the ATC is equal or better in quality and performance than the requirements of the RFP including the traffic operational analysis if requested by Lee County Facilities;
- h) **Operations:** Any changes in operation requirements associated with the ATC, including ease of operations;

- i) Maintenance: Any changes in maintenance requirements associated with the ATC, including ease of maintenance;
- j) Anticipated Life: Any changes in the anticipated life of the item comprising the ATC;
- k) \*Handback: Any changes in Handback Requirements associated with the ATC;
- l) \*Project Revenue: A preliminary analysis of potential impacts on Project Revenue;
- m) \*Payments: A preliminary analysis of potential impacts on the Upfront Concession Payment and Annual Lease Payment

\* These submittal requirements will be needed for Public Private Partnership (PPP) Projects only.

#### 4. Review and Approval of ATC Submittals

After receipt of the ATC submittal, Lee County Facilities, or designee, will communicate with the appropriate staff and respond to the Design-Build Firm in writing within **14 calendar days** of receipt of the ATC submittal as to whether the ATC is acceptable, not acceptable, or requires additional information. If Lee County Facilities, or designee, determines that more information is required for the review of an ATC, questions should be prepared by Lee County Facilities, or designee, to request and receive responses from the Design-Build Firm. The review should be completed within **14 calendar days** of the receipt of the ATC submittal. If the review will require additional time, the Design-Build Firm should be notified in advance of the **14-day** deadline with an estimated timeframe for completion. This 14-day times referenced here are tentative and subject to change pending the RFP Submission Schedule from the Lee County formal Solicitation document.

Approved Design Exceptions required as part of an approved ATC submittal will result in the issuance of an addendum to the RFP notifying all Shortlisted Design-Build Firms of the approved Design Exception(s). Such a change will be approved by Lee County Facilities, as applicable. Prior to approving ATC's which would result in the issuance of an Addendum as a result of a Design Exception, the Design-Build Firm will be given the option to withdraw previously submitted ATC Proposals.

Lee County Facilities reserves the right to disclose to all Design-Build Firms, via an Addendum to the RFP, any errors of the RFP that are identified during the One-on-One ATC meetings, except to the extent that Lee County Facilities determines, in its sole discretion, such disclosure would reveal confidential or proprietary information of the ATC.

Through the ATC process, the Design-Build Firm may submit, and Lee County Facilities may consider, geometric modifications to the Concept Plans or other contract requirements that will provide an engineering solution that is better overall in terms of traffic flow and reduced congestion. The approval of ATCs related to improvements of traffic flow and reduced congestion is at the sole discretion of Lee County Facilities. It is the Design-Build Firm's responsibility to clearly establish in the ATC process how the engineering solution provides a benefit to Lee County Facilities and identify areas of conflict outlined in the RFP.

ATC's are accepted by Lee County Facilities at Lee County Facilities' discretion and Lee County Facilities reserves the right to reject any ATC submitted. Lee County Facilities reserves the right to issue an Addendum to the RFP based upon a previously denied ATC Proposal, without regard to the confidentiality of the denied ATC Proposal. All Lee County Facilities approvals of ATC submissions are based upon the known impacts on the Project at the time of submission. Lee County Facilities reserves the right to require

a modification or amendment to a previously approved ATC as a result of a contract change which is issued by an addendum subsequent to Lee County Facilities' initial approval of the ATC.

### **5. Incorporation of Approved ATC's into the Technical Proposal**

The Design-Build Firm will have the option to include any Department Approved ATC's in the Technical Proposal. The Proposal Price should reflect any incorporated ATC's. All approved ATC's that are incorporated into the Technical Proposal must be clearly identified in the Technical Proposal Plans and/or Roll Plots. The Technical Proposal shall also include a listing of the incorporated, approved ATCs.

By submitting a Proposal, the Design-Build Firm agrees, if it is not selected, to disclosure of its work product to the successful Design-Build Firm, only after receipt of the designated stipend (if applicable) or after award of the contract whichever occurs first.

#### **C. Geotechnical Services:**

##### **1. General Conditions:**

The Design-Build Firm shall be responsible for identifying and completing the geotechnical investigation, analysis and design of foundations, foundation construction, foundation load and integrity testing, and inspection dictated by the Project needs in accordance with Department guidelines, procedures and specifications. All geotechnical work necessary shall be performed in accordance with the Governing Regulations. The Design-Build Firm shall be responsible for completing the geotechnical aspects of the Project.

#### **D. Lee County Commitments:**

The Design-Build Firm will be responsible for adhering to the project commitments identified below and/or in the Project Commitment Record (see Attachments):

[N/A](#)

Any commitments that may be affected by an ATC shall be identified in the ATC proposal and discussed at the ATC meeting.

#### **E. Environmental Permits:**

##### **1. Storm Water and Surface Water:**

Plans shall be prepared in accordance with Chapters 373 and 403 (F.S.) and Chapters 40 and 62 (F.A.C.).

##### **2. Permits:**

The Design-Build Firm shall be responsible for modifying the issued permits as necessary to accurately depict the final design. The Design-Build Firm shall be responsible for any necessary permit time extensions or re-permitting in order to keep the environmental permits valid throughout the construction period. The Design-Build Firm shall provide Lee County Facilities with draft copies of any and all permit applications, including responses to agency Requests for Additional Information, requests to modify the permits and/or requests for permit time extensions, for review and approval by Lee County Facilities prior

to submittal to the agencies.

All applicable data shall be prepared in accordance with Chapter 373 and 403, Florida Statutes, Chapters 40 and 62, F.A.C.; Rivers and Harbors Act of 1899, Section 404 of the Clean Water Act, 23 CFR 771, 23 CFR 636, and parts 114 and 115, Title 33, Code of Federal Regulations. In addition to these Federal and State permitting requirements, any dredge and fill permitting required by local agencies shall be prepared in accordance with their specific regulations. Preparation of all documentation related to the acquisition of all applicable permits will be the responsibility of the Design-Build Firm. Preparation of complete permit packages will be the responsibility of the Design-Build Firm. The Design-Build Firm is responsible for the accuracy of all information included in permit application packages. As the permittee, Lee County Facilities is responsible for reviewing, approving, and signing, the permit application package including all permit modifications, or subsequent permit applications. This applies whether the Project is Federal or state funded. Once Lee County Facilities has approved the permit application, the Design-Build Firm is responsible for submitting the permit application to the environmental permitting agency. A copy (electronic and hard copy if requested) of any and all correspondence with any of the environmental permitting agencies shall be sent to Lee County Facilities. If any agency rejects or denies the permit application, it is the Design-Build Firm's responsibility to make whatever changes necessary to ensure the permit application is approved.

The Design-Build Firm will be required to pay all permit and public notice fees. Any fines levied by permitting agencies shall be the responsibility of the Design-Build Firm. The Design-Build Firm shall be responsible for complying with all permit conditions.

The Design-Build Firm is responsible for providing mitigation of all wetland impacts identified in the following documents. If any design modifications by the Design-Build Firm propose to increase the amount of wetland impacts such that mitigation is required, the Design-Build Firm shall be responsible for providing Lee County Facilities information on the amount and type of wetland impacts as soon as the impacts are identified (including temporary impacts and/or any anticipated impacts due to construction staging or construction methods). Prior to submitting a permit modification to a regulatory agency, the Design-Build Firm shall provide Lee County Facilities a draft of all supporting information. Lee County Facilities will have up to 15 calendar days (excluding weekends and Department observed holidays) to review and comment on the draft permit application package. The Design-Build Firm will address all comments by Lee County Facilities and obtain County approval, prior to submittal of the draft permit application package. The Design-Build Firm shall be solely responsible for all time and costs associated with providing the required information to Lee County Facilities, as well as the time required by Lee County Facilities to perform its review of the permit application package, prior to submittal of the permit application(s) by the Design-Build Firm to the regulatory agency(ies).

Any additional mitigation required due to design modifications proposed by the Design-Build Firm shall be the responsibility of the Design-Build Firm and shall be satisfied through the purchase of mitigation bank credits. The Design-Build Firm shall purchase credits directly from a permitted mitigation bank. In the event that permitted mitigation bank credits are unavailable or insufficient to meet the project needs, the Design-Build Firm will be responsible for providing alternative mitigation consistent with the provisions of section 373.4137, Florida Statutes, and acceptable to the permitting agency(ies). The Design-Build Firm shall be solely responsible for all costs associated with permitting activities and shall include all necessary permitting activities in their schedule.

However, notwithstanding anything above to the contrary, upon the Design-Build Firm's preliminary request for extension of Contract Time, pursuant to 8-7.3, being made directly to The Director, Lee County Facilities reserves unto The Director, in their sole and absolute discretion, according to the parameters set

forth below, the authority to make a determination to grant a non-compensable time extension for any impacts beyond the reasonable control of the Design-Build Firm in securing permits. Furthermore, as to any such impact, no modification provision will be considered by The Director unless the Design-Build Firm clearly establishes that it has continuously from the beginning of the Project aggressively, efficiently and effectively pursued the securing of the permits including the utilization of any and all reasonably available means and methods to overcome all impacts. There shall be no right of any kind on behalf of the Design-Build Firm to challenge or otherwise seek review or appeal in any forum of any determination made by The Director under this provision.

The Design-Build Firm shall provide final Right of Way survey and mapping services unless Lee County Facilities determines it is not needed for the Project. The scope of work shall include performing appropriate Right of Way survey for the proposed Project, including mainline alignment, side streets as needed, as well as all Right of Way interests.

The Design-Build Firm shall provide final Right of Way maps unless Lee County Facilities determines it is not needed. These maps and any associated sketches, legal descriptions and all associated necessary documentation, field data collection and any other supporting documentation shall be included as part of the Construction Set of plans submitted by the Design Build Firm.

**F. Verification of Existing Conditions:**

The Design-Build Firm shall be responsible for verification of existing conditions, including research of all existing Department records and other information.

By execution of the contract, the Design-Build Firm specifically acknowledges and agrees that the Design-Build Firm is contracting and being compensated for performing adequate investigations of existing site conditions sufficient to support the design developed by the Design-Build Firm and that any information is being provided merely to assist the Design-Build Firm in completing adequate site investigations. Notwithstanding any other provision in the contract documents to the contrary, no additional compensation will be paid in the event of any inaccuracies in the preliminary information.

**G. Submittals:**

- **Component Submittals:**

The Design-Build Firm may submit components of the contract plans set instead of submitting the entire contract plan set; however, sufficient information from other components must be provided to allow for a complete review. In accordance with the FDOT Design Manual, components of the contract plans set are roadway, signing and pavement marking, signalization, ITS, lighting, landscape, architectural, structural, and toll facilities. Lee County Facilities will designate in the review comments if the next submittal will be a resubmittal of the 90% phase submittal or if the plans and supporting calculations are significantly developed to proceed to the Final Submittal.

The Design-Build Firm may divide the Project into separate areas and submit components for each area; however, sufficient information on adjoining areas must be provided to allow for a complete review.

- **Phase Submittals:**

The Design-Build Firm shall provide the documents for each phase submittal listed below to Lee County Facilities' Project Manager. The particular phase shall be clearly indicated on the documents. Lee County Facilities' Project Manager will send the documents to the appropriate office for review and comment. Once all comments requiring a response from the Design-Build Firm have been satisfactorily resolved as determined by Lee County Facilities, Lee County Facilities' Project Manager will initial, date and stamp the signed and sealed plans and specifications as "Released for Construction".

All comments shall be resolved to Lee County Facilities' satisfaction prior to making the next phase submittal. Lee County Facilities will designate in the review comments if the next submittal will be a resubmittal of the 90% phase submittal or if the plans and supporting calculations are significantly developed to proceed to the Final Submittal.

### **60% Phase Submittal**

- 1 copy of 11" x 17" Structures plans meeting the requirements of FDM Tables 121.14.1 and 121.14.2 for 60% Structures Plans
- 1 copy of draft geotechnical report
- 1 copy of design documentation
- 1 copy of draft Technical Special Provisions
- 1 copy of Project Layout (and TTCP plans if applicable)
- Any other information required for Lee County Facilities to perform an Independent Review

### **90% Phase Submittal**

- 1 copy of 11" X 17" plans (all required components)
- 1 copy of signed and sealed geotechnical report
- 1 copy of Settlement and Vibration Monitoring Plan (SVMP) for Lee County Facilities acceptance and update throughout the construction period
- 1 copy of design documentation
- 1 copy of Technical Special Provisions
- 1 copy of all design changes introduced since the 60% plan submittal that affect the modeling or component design of various components

All QC plans and documentation for each component submittal shall be electronic in .pdf format

Lee County Facilities will designate in the review comments if the next submittal will be a resubmittal of the 90% phase submittal or if the plans and supporting calculations are significantly developed to proceed to the Final Submittal. If Lee County Facilities requires more than 2 resubmittals a submittal workshop between Lee County Facilities and the Design-Build Firm must be held to resolve any outstanding issues or comments.

### **Final Submittal**

- 1 set of signed and sealed 11" X 17" plans (all required documents)

- 1 copy of signed and sealed 11" X 17" plans
- 1 set of signed and sealed design documentation
- 1 copy of signed and sealed design documentation
- 1 copy of Settlement and Vibration Monitoring Plan (SVMP)
- 1 set of final documentation
  
- 1 signed and sealed Construction Specifications Package or Supplemental Specifications Package
- 1 copy of signed and sealed copy of Construction Specifications Package or Supplemental Specifications Package
- 1 of electronic copy of Technical Special Provisions in .pdf format
- 1 copy of all major design changes introduced since the 90% plan submittal that affect the modeling or component design of various components
- 1 copy of all the Independent Review comments and the EOR's response

All of the information above shall be submitted electronically in .pdf format.

All QC plans and documentation for each component submittal shall be electronic in .pdf format

The Design-Build Firm shall provide a list of all changes made to the plans or specifications that were not directly related to the 90% plans review comments. Significant changes (as determined by Lee County Facilities) made as a part of the Final submittal, that were not reviewed or provided in response to the 90% submittal comments, may require an additional review phase prior to stamping the plans or specifications "Released for Construction." The Design-Build Firm shall provide a signed certification that all comments have been resolved to Lee County Facilities' satisfaction as a requirement before obtaining "Released for Construction" plans.

- **Requirements to Begin Construction:**

Lee County Facilities' indication that the signed and sealed plans and specifications are "Released for Construction" authorizes the Design Build Firm to proceed with construction based on the contract plans and specifications. Lee County Facilities' review of submittals and subsequent Release for Construction is to assure that the Design-Build Firm's EOR has approved and signed the submittal, the submittal has been independently reviewed and is in general conformance with the contract documents. Lee County Facilities' review is not meant to be a complete and detailed review. No failure by Lee County Facilities in discovering details in the submittal that are released for construction and subsequently found not to be in compliance with the requirements of the contract shall constitute a basis for the Design-Build Firm's entitlement to additional monetary compensation, time, or other adjustments to the contract. The Design-Build Firm shall cause the Engineer of Record to resolve the items not in compliance with the contract, errors or omissions at no additional cost to Lee County Facilities and all revisions are subject to Lee County Facilities' approval.

The Design-Build Firm may choose to begin construction prior to completion of the Phase Submittals and Lee County Facilities stamping the plans and specifications Released for Construction except for bridge construction. No permanent structures work, including fabrication of bridge members, may begin without signed and sealed plans or shop drawings (whichever controls the design and details utilized to construct/erect the specific structural component) that have been Released for construction. To begin construction the Design-Build Firm shall submit signed and sealed plans for the specific activity; submit a signed and sealed Construction Specifications Package or Supplemental Specifications Package; obtain regulatory permits as required for the specific activity; obtain a PD&E Study re-evaluation when required

for the specific activity; obtain utility agreements and permits, if applicable; and provide five (5) days notice before starting the specific activity. The plans to begin construction may be in any format including report with details, 8 1/2" X 11" sheets, or 11" X 17" sheets, and only the information needed by the Design-Build Firm to construct the specific activity needs to be shown. Beginning construction prior to Lee County Facilities stamping the plans and specifications Released for Construction does not reduce or eliminate the Phase Submittal requirements.

#### **As-Built Set:**

The Design-Build Firm's Professional Engineer in responsible charge of the Project's design shall professionally endorse (sign, seal, and certify) the As-Built Plans, the special provisions and all reference and support documents. The professional endorsement shall be performed in accordance with the FDOT Design Manual.

Design-Build Firm shall complete the As-Built Plans as the Project is being constructed. All changes made subsequent to the "Released for Construction" Plans shall be signed/sealed by the EOR. The As-Built Plans shall reflect all changes initiated by the Design-Build Firm or Lee County Facilities in the form of revisions. The As-Built Plans shall be submitted prior to Project completion for Department review and acceptance as a condition precedent to Lee County Facilities' issuance of Final Acceptance.

Lee County Facilities shall review, certify, and accept the As-Built Plans prior to issuing Final Acceptance of the project in order to complete the As-Built Plans.

Lee County Facilities shall accept the As-Built Plans and related documents when in compliance with Design Build Division I Specification 7-2.3, As-Built Drawings and Certified Surveys, and the As-Built Requirements.

The Design-Build Firm shall furnish to Lee County Facilities, upon Project completion, the following:

- 1 set of 11" X 17" signed and sealed As-Built plans, drawings and Certified Surveys
- 3 sets of 11 "X 17" copies of the signed and sealed As-Built plans, drawings and Certified Surveys
- All As-Built plans required to be submitted based on environmental permit conditions
- 
- 3 sets of final documentation (if different from final component submittal)
- 3 sets of survey information, including electronic files and field books
- Deliver the final CADD.zip in accordance with the CADD Manual
- 1 Final Project submittal containing the information above shall be electronic in .pdf format
- **Milestones:**

Component submittals, in addition to the plan submittals listed in the previous section will be required. In addition to various submittals mentioned throughout this document the following milestone submittals will be required.

- *N/A*



**J. Contract Duration:**

Lee County Facilities has established a tentative Contract Duration of 255 calendar days for the subject Project. This estimation is preliminary and dependent on current Stadium activities and events.

**K. Project Schedule:**

The Design-Build Firm shall submit a Schedule, in accordance with Subarticle 8-3.2 (Design-Build Division I Specifications). The Design-Build Firm's Schedule shall allow for up to fifteen (15) calendar days (excluding weekends and Department observed Holidays) review time for Lee County Facilities' review of all submittals. Review will not begin until submittals are deemed complete by Lee County Facilities.

The Contractor will be required to establish a Schedule with Lee County upon award that considers stadium events and Baseball Teams' schedule of games, practices, etc.

Lighting is required to be maintained throughout the duration of the project, unless otherwise approved by Lee County.

Lee County Facilities will perform the review of Foundation Construction submittals in accordance with Section 455.

The following Special Events have been identified in accordance with Specification 8-6.4:

see Solicitation Package for the project.

The minimum number of activities included in the Schedule shall include those listed below:

- Anticipated Award Date
- Kickoff meeting with Lee County Facilities
- Design Submittals
- Shop Drawing Submittals
- Other Contractor-Initiated Submittals including Request for Information (RFI)'s, Request for Modification (RFM)'s, Request for Correction (RFC)'s, and Non-Conformance Report (NCR)'s
- Design Survey, if applicable
- Submittal Reviews by Lee County Facilities
- Design Review
- Materials Quality Tracking
- Geotechnical Investigation
- Start of Construction
- Clearing and Grubbing
- Construction Mobilization
- Excavation
- Environment Permit Submittals, if applicable
- Environmental Permit Acquisition, if applicable
- Foundation Design
- Foundation Construction

- Lighting Design
- Lighting Construction
- Maintenance of Traffic Design and Emergency Services Access per Fire Department
- Maintenance of Traffic Set-Up (per duration)
- Erosion Control
- Holidays and Special Events (shown as non-work days)
- Additional Construction Milestones as determined by the Design-Build Firm
- Final Completion Date for All Work

**L. Key Personnel/Staffing:**

The Design-Build Firm's work shall be performed and directed by key personnel identified in the Letter of Interest and/or Technical Proposal by the Design-Build Firm. In the event a change in key personnel is requested, the Design-Build Firm shall submit the qualifications of the proposed key personnel and include the reason for the proposed change. Any changes in the indicated personnel shall be subject to review and approval by The Director. Lee County Facilities shall have sole discretion in determining whether or not the proposed substitutions in key personnel are comparable to the key personnel identified in the Letter of Interest and/or Technical Proposal. The Design-Build Firm shall have available professional staff meeting the minimum training and experience set forth in Florida Statute Chapter 455.

**M. Partner/Teaming Arrangement:**

Partner/Teaming Arrangements of the Design-Build Firm (i.e., Prime Contractor or Lead Design Firm) cannot be changed after submittal of the Letter of Interest without written consent of Lee County Facilities. In the event a change in the Partner/Teaming Arrangement is requested, the Design-Build Firm shall submit the reason for the proposed change. Any changes in the Partner/Teaming Arrangement shall be subject to review and approval by Lee County Facilities' Director. Lee County Facilities shall have sole discretion in determining whether or not the proposed substitutions in Partner/Teaming Arrangements are comparable to the Partner/Teaming Arrangements identified in the Letter of Interest and/or Technical Proposal.

**N. Meetings and Progress Reporting:**

The Design-Build Firm shall anticipate periodic meetings with Lee County Facilities personnel and other agencies as required for resolution of design and/or construction issues. These meetings may include:

- Department technical issue resolution
- Local government agency coordination
- Maintenance of Traffic Workshop
- Pavement Design Meeting
- Permit agency coordination
- Re-evaluation meeting
- Scoping Meetings
- System Integration Meetings

During design, the Design-Build Firm shall meet with Lee County Facilities' Project Manager on a monthly basis at a minimum and provide a one month look ahead of the activities to be completed during the upcoming month.

During construction, the Design-Build Firm shall meet with Lee County Facilities' Project Manager on a

weekly basis and provide a one-week look ahead for activities to be performed during the coming week.

The Design-Build Firm shall meet with Lee County Facilities' Project Manager at least thirty (30) calendar days before beginning system integration activities. The purpose of these meetings shall be to verify the Design-Build Firm's integration plans by reviewing site survey information, proposed splicing diagrams, troubleshooting issues, and other design issues. In addition, at these meetings the Design-Build Firm shall identify any concerns regarding the Integration and provide detailed information on how such concerns will be addressed and/or minimized.

The Design-Build Firm shall provide all documentation required to support system integration meetings, including detailed functional narrative text, system and subsystem drawings and schematics. Also included shall be the documentation to demonstrate all elements of the proposed design which includes, but is not limited to: technical, functional, and operational requirements; equipment; termination/patch panels; performance criteria; and details relating to interfaces to other subsystems.

System Integration Meetings will be held on mutually agreeable dates.

All action items resulting from the System Integration Meeting shall be satisfactorily addressed by the Design-Build Firm and reviewed and approved by Lee County Facilities.

The Design-Build Firm shall, on a monthly basis, provide written progress reports that describe the items of concern and the work performed on each task.

**O. Public Involvement:**

**1. General:**

Public involvement is an important aspect of the Project. Public involvement includes communicating to all interested persons, groups, and government organizations information regarding the development of the Project. Lee County Facilities, or its designated representative, will serve as the Public Involvement Consultant (PIC) to carry out an exhaustive Public Involvement Campaign and a marketing effort. The Design-Build Firm will assist Lee County Facilities in the Public Involvement effort as described below.

**P. Quality Management Plan (QMP):**

**• Design:**

The Design-Build Firm shall be responsible for the professional quality, technical accuracy and coordination of all surveys, designs, drawings, specifications, geotechnical and other services furnished by the Design-Build Firm under this contract.

The Design-Build Firm shall provide a Design Quality Management Plan, which describes the Quality Control (QC) procedures to be utilized to verify, independently check, and review all design drawings, specifications, and other documentation prepared as a part of the contract. In addition the QMP shall establish a Quality Assurance (QA) program to confirm that the Quality Control procedures are followed. The Design-Build Firm shall describe how the checking and review processes are to be documented to verify that the required procedures were followed. The QMP may be one utilized by the Design-Build Firm, as part of their normal operation or it may be one specifically designed for this Project. The Design-Build Firm shall submit a QMP within fifteen (15) working days following issuance of the written Notice to Proceed. A marked up set of prints from the Quality Control review will be sent in with each review

submittal. The responsible Professional Engineers or Professional Surveyor that performed the Quality Control review, as well as the QA manager will sign a statement certifying that the review was conducted.

The Design-Build Firm shall, without additional compensation, correct all errors or deficiencies in the surveys, designs, drawings, specifications and/or other services.

- **Construction:**

The Design-Build Firm shall be responsible for developing and maintaining a Construction Quality Control Plan in accordance with Section 105 of Standard Specifications which describes their Quality Control procedures to verify, check, and maintain control of key construction processes and materials.

The sampling, testing and reporting of all materials used shall be in compliance with the Sampling, Testing and Reporting Guide (STRG) provided by Lee County Facilities. The Design-Build Firm will use Lee County Facilities' database(s) to allow audits of materials used to assure compliance with the STRG. Lee County Facilities has listed the most commonly used materials and details in Lee County Facilities' database. When materials being used are not in Lee County Facilities' database list, the Design-Build Firm shall use appropriate material details from the STRG to report sampling and testing. Refer to the State Materials Office website for instructions on gaining access to these databases: <http://www.fdot.gov/materials/quality/programs/qualitycontrol/contractor.shtm>

Prepare and submit to the Engineer a Job Guide Schedule (JGS) using Lee County Facilities database in accordance with Section 105 of Standard Specifications.

Lee County Facilities shall maintain its rights to inspect construction activities and request any documentation from the Design-Build Firm to ensure quality products and services are being provided in accordance with Lee County Facilities' Materials Acceptance Program.

**Q. Schedule of Values:**

The Design-Build Firm is responsible for submitting estimates requesting payment. Estimates requesting payment will be based on the completion or percentage of completion of tasks as defined in the schedule of values. Final payment will be made upon final acceptance by Lee County Facilities of the Design-Build Project. Tracking DBE participation will be required under normal procedures according to the Construction Project Administration Manual. The Design-Build Firm must submit the schedule of values to Lee County Facilities for approval. No estimates requesting payment shall be submitted prior to Department approval of the schedule of values.

Upon receipt of the estimate requesting payment, Lee County Facilities' Project Manager will make judgment on whether or not work of sufficient quality and quantity has been accomplished by comparing the reported percent complete against actual work accomplished.

**R. Computer Automation:**

The Project shall be developed utilizing computer automation systems in order to facilitate the development of the contract plans. Various software and operating systems were developed to aid in assuring quality and conformance with Department policies and procedures. Lee County Facilities supports Bentley's

OpenRoads Designer ORD and/or Autodesk's AutoCAD Civil 3D as an alternate platform. Seed Files, Cell Libraries, User Commands, MDL Applications and related programs developed for roadway design and drafting are in the FDOT CADD Software [Current Supported Versions \(fdot.gov\)](https://www.fdot.gov/resources/technology/cadd-software/current-supported-versions). Furnish As-Built documents for all building related components of the Project in AutoCAD format. It is the responsibility of the Design-Build Firm to obtain and utilize current Department releases of all CADD applications.

The Design-Build Firm will be required to furnish the Project's CADD files as defined in FDOT CADD Manual after the plans have been Released for Construction. The Design-Build Firm's role and responsibilities are defined in FDOT CADD Manual. The Design-Build Firm will be required to submit final documents and files which shall include complete CADD design and coordinate geometry files in Bentley's OpenRoads Designer ORD and/or Autodesk's AutoCAD Civil 3D design files format.

As part of the As-Built Set deliverables, field conditions shall be incorporated into Bentley's OpenRoads Designer ORD and/or Autodesk's AutoCAD Civil 3D-design files. Use the cloud revision utility as well as an "AB" revision triangle to denote field conditions on plan sheets.

**S. Construction Engineering and Inspection:**

Lee County Facilities is responsible for providing Construction Engineering and Inspection (CEI).

The Design-Build Firm is subject to Lee County Facilities' Independent Assurance (IA) Procedures.

**T. Testing:**

Lee County Facilities or its representative will perform verification and resolution sampling and testing activities at both on site, as well as, off site locations such as pre-stress plants, batch plants, structural steel and weld, fabrication plants, etc. in accordance with the latest Specifications.

**U. Value Added:**

The Design-Build Firm may provide Value Added Project Features, in accordance with Article 5-14 of the Specifications for the following features:

- Concrete defects
- Structural steel defects
- And any other products or features the Design-Build Firm desires.

The Design-Build Firm shall develop the Value-Added criteria, measurable standards, and remedial work plans in the Design-Build Firm's Technical Proposal for features proposed by the Design-Build Firm.

**V. Adjoining Construction Projects:**

The Design-Build Firm shall be responsible for coordinating all design, permitting, and construction activities with other construction Projects that are impacted by or impact this Project. This includes Projects under the jurisdiction of local governments, Lee County Facilities, other regional and state agencies, or private entities. Adjoining construction projects include, but are not limited to:

- N/A

The Design-Build Firm shall consider and include in the Construction Plans and Bid Price Proposal, any and all temporary detours or diversions required to facilitate traffic movements into and out of the project limits; notwithstanding the alignment, lane positioning and/or grade differences of traffic conditions on those adjacent projects.

**W. Issue Escalation:**

In the event issues arise during prosecution of the work, the resolution of those issues will be processed as described below unless revised by a Project specific Partnering Agreement:

The escalation process begins with the Construction Project Manager. All issues are to be directed to the Construction Project Manager. If the issue cannot be resolved by the Construction Project Manager in coordination with the Resident Engineer and Design Project Manager as applicable, the Construction Project Manager shall forward the issue to the Lee County Construction Engineer who will coordinate with the Lee County Design Engineer, and the Lee County Utility Administrator, as applicable. Each level shall have a maximum of five (5) calendar days (excluding weekends and Department observed holidays) to answer, resolve, or address the issue. The Design-Build Firm shall provide all supporting documentation relative to the issue being escalated. The five (5) calendar day period (excluding weekends and Department observed holidays) begins when each level in the issue escalation process has received all required supporting documentation necessary to arrive at an informed and complete decision. The five (5) calendar day period (excluding weekends and Department observed holidays) is a response time and does not infer resolution. Questions asked by Lee County Facilities may be expressed verbally and followed up in writing within one (1) calendar day (excluding weekends and Department observed holidays). Responses provided by the Design-Build Firm may be expressed verbally and followed up in writing within one (1) working day. Once a response is received from the Lee County Construction Engineer, the Construction Project Manager will respond to the Design-Build Firm in a timely manner but not to exceed three (3) calendar days (excluding weekends and Department observed holidays).

The Design-Build Firm shall provide a similar issue escalation process for their organization with personnel of similar levels of responsibility.

Should an impasse develop, the Dispute Review Board may be assembled to assist in the resolution of disputes and claims arising out of the work on the Contract.

• **Design and Construction Criteria.**

**A. General:**

All design and construction work completed under the Contract shall be in accordance with the United States Standard Measures.

**B. Vibration and Settlement Monitoring:**

The Design-Build Firm shall be responsible for the identification of and coordination with vibration sensitive sites impacted by the Work for the duration of the construction period.

The Design-Build Firm is responsible for evaluating the need for, design of, and the provision of any

necessary precautionary features to protect existing structures from damage, including, at a minimum, selecting construction methods and procedures that will prevent damage. The Design-Build Firm shall submit for Department acceptance a Settlement and Vibration Monitoring Plan (SVMP) as part of the 90% plans submittal and update the SVMP throughout the Construction Period. The Design-Build Firm is responsible for establishing maximum settlement and vibration thresholds equivalent to or lower than Lee County Facilities Specification requirements for all construction activities, including vibratory compaction operations and excavations.

Submittals for Settlement and Vibration Monitoring Plan (SVMP) shall include the following as a minimum:

- Identify any existing structures that will be monitored for vibrations during the construction period.
- Establish the maximum vibration levels for the existing structures shall not be exceeded.
- Identify any existing structures that will be monitored for settlement during the construction period.
- Establish the maximum settlement levels for the existing structures that must not be exceeded.
- Identify any existing structures that require pre-construction and post-construction surveys.

Lee County Facilities will perform the review of Vibration and Settlement submittals in accordance with Department Specifications.

### **C. Geotechnical Services:**

The D-B Firm will be responsible for providing Geotechnical Investigations. This RFP contains references to previous stadium projects and their geotechnical reports, but this does not relieve the D-B Firm from providing their own Geotechnical Investigations.

### **Driven Pile Foundations for Bridges and Major Structures**

Any damage to existing foundations supporting the elevated walkways and other bridges within the facility shall be repaired/restored to previous condition, or greater, as approved by Lee County.

### **Drilled Shaft Foundations for Bridges and Miscellaneous Structures**

The Design-Build Firm shall be responsible for the following:

1. Evaluating geotechnical conditions to determine the drilled shaft diameter and length and construction methods to be used.
2. Performing pilot holes prior to establishing the drilled shaft tip elevations and socket requirements.
3. Determining the locations of the load test shafts and the types of tests that will be performed.

4. Performing pilot borings for test holes (also known as test shafts or method shafts) and load test shafts and providing the results to Lee County Facilities at least one (1) working day before beginning construction of these shafts.
5. Preparing and submitting a Drilled Shaft Installation Plan for Lee County Facilities' acceptance.
6. Constructing the method shaft (test hole) and load test shafts successfully and conducting thermal integrity tests on these shafts.
7. Providing all personnel and equipment to perform a load test program on the load test shafts.
8. Determining the production shaft lengths.
9. Documenting and providing a report that includes all load test shaft data, analysis, and recommendations to Lee County Facilities.
10. Constructing all drilled shafts to the required tip elevation and socket requirement in accordance with the specifications.
11. Inspecting and documenting the construction of all drilled shafts in accordance with the specifications.
12. Performing Non-Destructive Drilled Shaft Integrity Testing in accordance with 455-17.6.
13. Repairing all detected defects and conducting post repair integrity testing using 3D tomographic imaging and gamma-gamma density logging.
14. Submitting Foundation Certification Packages in accordance with the specifications.
15. Providing safe access, and cooperating with Lee County Facilities in verification of the drilled shafts, both during construction and after submittal of the certification package.

### **Spread Footings Foundations**

Not required.

### **Auger Cast Piles for Structures other than Bridges**

Not required.

### **Specialty Geotechnical Services Requirements**

Specialty geotechnical work is any alternative geotechnical work not covered by Department Specifications and requires the development of a Technical Special Provision (TSP). Any TSP for geotechnical work shall include the following:

- Criteria of measurable parameters to be met in order to accept the specialty geotechnical work,
- A field testing and instrumentation program to verify design assumptions and performance,
- A quality control program to be performed by the Design-Build Firm that includes sampling and testing to ensure the material quality, products, and installation procedures meet , requirements,
- A verification testing program to be performed by the Geotechnical Foundation Design Engineer of Record (GFDEOR) that includes inspection, sampling, and testing to verify the material, products, and procedures meet requirements. The TSP shall include language providing separate lab samples to be used for Lee County Facilities' independent verification.
- A certification process

After construction of the specialty geotechnical work, the Design-Build Firm shall submit a certification



package for Department's review within 15 business days. The certification package shall include the results of all the field testing, instrumentation and lab testing performed and a signed and sealed letter by the GFDEOR certifying that the specialty geotechnical work meets the requirements. Lee County Facilities may issue comments and require additional verification testing.

#### **D. Utility Coordination:**

The Design-Build Firm is responsible for identifying utilities that conflict with their design and coordination to relocate, maintain, and/or protect the utilities.

The Design-Build Firm shall utilize a single dedicated person responsible for managing all utility coordination. This person shall be contractually referred to as the Utility Coordination Manager (UCM) and shall be identified in the Design-Build Firm's proposal. The Design-Build Firm shall notify Lee County Facilities in writing of any change in the identity of the Utility Coordination Manager. The Utility Coordination Manager shall have the following knowledge, skills, and abilities:

1. A minimum of 4 years of experience performing utility coordination in accordance with Department standards, policies, and procedures.
2. Knowledge of Lee County Facilities plans production process and utility coordination practices,
3. Knowledge of Department agreements, standards, policies, and procedures.

The Design-Build Firm's Utility Coordination Manager shall be responsible for managing all utility coordination, including, but not limited to, the following:

1. Ensuring that all utility coordination and activities are conducted in accordance with the requirements of the Contract Documents.
2. Identifying all existing utilities and coordinating any new installations
3. Reviewing proposed utility permit application packages and providing comments based on the compatibility of the permit as related to the Design-Build Firm's plans.
4. Scheduling and conducting utility meetings, preparing and distributing minutes of all utility meetings, and ensuring expedient follow-up on all unresolved issues.
5. Distributing all plans, conflict matrices and changes to affected Utility Agency/Owners and making sure this information is properly coordinated.
6. Identifying, preparing, reviewing and facilitating any agreement required for any utility work needed through final approval and execution. The UCM shall also be responsible for monitoring and reporting the performance of all involved parties under said agreement.
7. Preparing, reviewing and coordinating the execution and implementation of and submitting to Lee County Facilities for review, all Utility Work Schedules.
8. Assist in resolving utility conflicts.
9. Performing Constructability Reviews of plans prior to construction activities with regard to the installation, removal, temporary removal, de-energizing, deactivation, relocation, or adjustment of utilities.
10. Providing periodic Project updates to Lee County Facilities Project Manager and **Lee County Utility Office** as requested.
11. Coordination with Lee County Facilities on any issues that arise concerning reimbursement of utility work costs between Lee County Facilities and the utility.
12. Prepare utility certifications or statements for all Federal-Aid construction projects

per 23 CFR 635.309(p)(1)(v).

The following Utility Agency/Owners (UAO’s) have been identified by Lee County Facilities as having facilities within the Project corridor for which Lee County Facilities contemplates an adjustment, protection, or relocation is possible. Also provided below is a determination made by Lee County Facilities as to the eligibility of reimbursement for each UAO identified herein along with an identification of whether the UAO or the Design-Build Firm will be responsible for performing the utility work

**Table A – Example of Existing Utilities (to be completed by D-B Firm)**

<u>UAO</u>	<u>Utility Relocation Type</u>
LC Irrigation	Monitor, adjust, relocate
CTL	Coordinate with CTL
(remaining utilities to be completed by D-B Firm)	(remaining utilities to be completed by D-B Firm)

**Table B - Summary of UAO having facilities within the Proposed Project Limits**

<b>UAO</b>	<b>Contact Information</b>	
(to be completed by D-B Firm)	(to be completed by D-B Firm)	

The Design-Build Firm may request the utility to be relocated to accommodate changes from the conceptual plans; however, these relocations require Lee County Facilities’ approval and Lee County Facilities will not pay the Utility Agency Owner (UAO) or the Design-Build Firm for the utility relocation work regardless of the UAO's eligibility for reimbursement.

For a reimbursable utility relocation where the UAO desires the work to be done by their contractor, the UAO will perform the work in accordance with the utility work schedule and permit, and bill Lee County Facilities directly.

The relocation agreements, plans, and permit application are to be forwarded to Lee County Facilities for review by the Lee County Utility Office and Lee County Facilities’ Construction Manager. Lee County Utility Office and Department’s Construction Manager only review the documents and are not to sign them. Once reviewed, the utility permit application will be forwarded to the Lee County Maintenance office for the permit to be signed and recorded or submitted through the One Stop Permitting (OSP) system.

**1. Drainage Analysis:**

The Design-Build Firm shall be responsible for designing the drainage and stormwater management systems, if proposed as part of the D-B Firm’s design. All design work shall be in compliance with FDOT’s Drainage Manual; Florida Administrative Code, chapter 14-86; Federal Aid Policy Guide 23 CFR 650A; and the requirements of the regulatory agencies. This work will include the engineering analysis necessary to design any or all of the following: cross drains, French drains, underdrains, edge drains, roadway ditches, outfall ditches, storm sewers, retention/detention facilities, interchange drainage and water management, other drainage systems and elements of systems as required for a complete analysis. Full coordination with all permitting agencies, the Lee County Environmental Management section and Drainage Design section will be required from the outset. Full documentation of all meetings and decisions are to be submitted to the Lee County Drainage Design section. These activities and submittals shall be coordinated through Lee County Facilities’ Project Manager.

The exact number of drainage basins, outfalls and water management facilities (retention/detention areas, weirs, etc.) will be the Design-Build Firm's responsibility.

The objective is to obtain approved stormwater treatment/attenuation design. This service shall include, but is not limited to the following.

Perform design and generate construction plans documenting that the permitted systems function to criteria.

The Design-Build Firm will consider optional culvert materials in accordance with FDOT's Drainage Manual Criteria.

Prior to proceeding with the Drainage Design, the Design-Build Firm shall meet with The Director. The purpose of this meeting is to provide information to the Design-Build Firm that will better coordinate the Preliminary and Final Drainage Design efforts. This meeting is Mandatory and is to occur fifteen (15) calendar days (excluding weekends and Department observed holidays) prior to any submittals containing drainage components.

The Design-Build Firm shall provide Lee County Facilities' Engineer a signed and sealed Drainage Design Report. It shall be an As-Built Plan of all drainage computations, both hydrologic and hydraulic. The engineer shall include all necessary support data.

#### **G. Geometric Design:**

The Design-Build Firm shall prepare the geometric design for the Project using the Standard Plans and criteria that are most appropriate with proper consideration given to the design traffic volumes, adjacent land use, design consistency, aesthetics, ADA requirements, and this document.

The design elements shall include, but not be limited to, the horizontal and vertical alignments, cross slopes, borders, sight distance, side slopes, front slopes and ditches. The geometric design developed by the Design-Build Firm shall be an engineering solution that is not merely an adherence to the minimum AASHTO and/or Department standards.

#### **H. Design Documentation, Calculations, and Computations:**

The Design-Build Firm shall submit to Lee County Facilities design documentation, notes, calculations, and computations to document the design conclusions reached during the development of the construction plans.

The design notes and computation sheets shall be fully titled, numbered, dated, indexed, and signed by the designer and the checker. Computer output forms and other oversized sheets shall be folded to a standard size 8½" x 11". The data shall be in a hard-back folder for submittal to Lee County Facilities. At the Project completion, a final set of design notes and computations, signed by the Design-Build Firm, shall be submitted with the As-Built Plans and tracings.

The design documentation, notes, calculations and computations shall include, but not be limited to the following data:

1. Standards Plans and criteria used for the Project
2. Geometric design calculations for horizontal alignments
3. Vertical geometry calculations

4. Documentation of decisions reached resulting from meetings, telephone conversations or site visits

**I. Structure Plans:**

Any damage to existing structures within the facility shall be repaired/restored to previous condition, or greater, as approved by Lee County.

Where existing light poles are removed, all affected deck and slab sections shall be repaired. Design details shall be submitted to Lee County for approval that are signed and sealed by a Licensed Structural Engineer.

High Mast Lighting foundations shall be drilled shaft construction per FDOT Index 715-010.

Galvanizing of light poles shall be per FDOT Index 715-010. No powder coat or paint shall be applied to the galvanized surface.

The D-B Firm will be responsible for designing the deck repair/replacement at areas where existing poles are removed. This includes:

- Calculations submittal
- Plans and details submittal
- Design per FDOT Structures Design Guidelines (latest edition)

**1. Criteria**

The Design-Build Firm shall incorporate the following into the design of this facility:

- a. All plans and designs are to be prepared in accordance with the Governing Regulations of Section V. A.
- b. Critical Temporary Retaining Walls: Whenever the construction of a component requires excavation that may endanger the public or an existing structure that is in use the Design-Build Firm must protect the existing facility and the public. If a critical temporary retaining wall is, therefore, required during the construction stage only, it may be removed and reused after completion of the work. Such systems as steel sheet pilings, soldier beams and lagging or other similar systems are commonly used. In such cases, the Design-Build Firm is responsible for designing and detailing the wall in the set of contract plans. These plans must be signed and sealed by the Structural Engineer in responsible charge of the wall design.

**J. Specifications:**

Department Specifications may not be modified or revised. Technical Special Provisions shall be written only for items not addressed by Department Specifications, and shall not be used as a means of changing Department Specifications.

The Design-Build Firm shall prepare and submit a signed and sealed Construction Specifications Package for the Project, containing all applicable Division II and III Special Provisions and Supplemental Specifications from the Specifications Workbook in effect at the time the Bid Price Proposals were due in the **Lee County Office**, along with any approved Developmental Specifications and Technical Special Provisions, that are not part of this RFP. Any subsequent modifications to the Construction Specifications Package shall be prepared, signed and sealed as a Supplemental Specifications Package. The Specifications

Package(s) shall be prepared, signed and sealed by the Design-Build Firms Engineer of Record who has successfully completed the mandatory Specifications Package Preparations Training.

The website for completing the training is at the following URL address:

<http://www2.dot.state.fl.us/programmanagement/PackagePreparation/TrainingConsultants.aspx>

Specification Workbooks are posted on FDOT's website at the following URL address:

<https://fdotewp1.dot.state.fl.us/SpecificationsPackage/Utilities/Membership/login.aspx?ReturnUrl=%2fSpecificationsPackage%2fdefault.aspx>

Upon review and approval by Lee County Facilities, the Construction Specifications Package will be stamped "Released for Construction" and initialed and dated by Lee County Facilities.

**K. Shop Drawings:**

The Design-Build Firm shall be responsible for the preparation and approval of Shop Drawings. Shop Drawings shall be in conformance with the FDM. Shop Drawing submittals must be accompanied by sufficient information for adjoining components or areas of work to allow for proper evaluation of the Shop Drawing(s) submitted for review. When required to be submitted to Lee County Facilities, Shop Drawings shall bear the stamp and signature of the Design-Build Firm's Engineer of Record (EOR), and Specialty Engineer, as appropriate. All "Approved" and "Approved as Noted" Shop Drawings submitted to Lee County Facilities for review shall also include Engineer of Record QA/QC Shop Drawing check prints along with the EOR stamped set(s). Lee County Facilities shall review the Shop Drawing(s) to evaluate compliance with Project requirements and provide any findings to the Design-Build Firm. Lee County Facilities procedural review of Shop Drawings is to assure that the Design-Build Firm's EOR has approved and signed the drawing, the drawing has been independently reviewed and is in general conformance with the plans. Lee County Facilities' review is not meant to be a complete and detailed review, but Lee County Facilities reserves the right to perform a more detailed review, as necessary. Upon review of the Shop Drawing, Lee County Facilities will initial, date, and stamp the drawing "Released for Construction" or "Released for Construction as Noted".

**L. Sequence of Construction:**

The Design-Build Firm shall construct the work in a logical manner and with the following objectives as guides:

1. Maintain or improve, to the maximum extent possible, the quality of existing traffic operations, both in terms of flow rate and safety, throughout the duration of the Project.
2. Minimize the number of different Temporary Traffic Control Plan (TTCP) phases, i.e., number of different diversions and detours for a given traffic movement.
3. Take advantage of newly constructed portions of the permanent facility as soon as possible when it is in the best interest of traffic operations and construction activity.
4. Maintain reasonable direct access to adjacent properties at all times, with the exception in areas of limited access Right-of-Way where direct access is not permitted.
5. Coordinate with adjacent construction Projects and maintaining agencies.

**M. Stormwater Pollution Prevention Plans (SWPPP):**

The Design-Build Firm shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required by the National Pollution Discharge Elimination System (NPDES). The Design-Build Firm shall refer to the FDM and Florida Department of Environmental Protection (FDEP) Rule 62-621.300(4)(a) for information in regard to the SWPPP. The SWPPP and the Design-Build Firm's Certification (FDEP Form 62-621.300(4)(b) **NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES**) shall be submitted for Department review. Lee County Facilities shall be provided the FDEP coverage letter prior to beginning construction activities.

**N. Transportation Management Plan:**

The Design-Build Firm must develop and implement a Transportation Management Plan in accordance with FDOT Design Manual.

**1. Traffic Control Restrictions:**

Emergency Services access shall be maintained at all times with special attention to perimeter access around the stadium facility. Coordinate with Fire Department for any and all access changes or temporary configurations.

Due to the location of this project, Lane Closures are not anticipated at this time. Lee County Facilities will determine the applicability of any lane closure restrictions.

Unless otherwise directed by Lee County Facilities, there will be **NO LANE CLOSURES**, **NO PACING OPERATIONS**, and **NO DETOURS**. All lane closures must be reported to the Lee County Facilities Project Manager, or designee, for distribution to the Lee County RoadWatch and other applicable sources. Also, the Design-Build Firm shall develop the Project to be able to provide for all lanes of traffic to be open in the event of an emergency.

**NO LANE CLOSURES** are allowed on the Project during the times shown below so as to minimize potential impacts to the following events:

**<<Refer to Lee County Facilities Project Manager>>**

**O. Environmental Services/Permits/Mitigation:**

Unless specifically identified otherwise, the design and construction of any alternate design approach identified within this RFP is not a requirement of this RFP. The Design-Build Firm is not responsible for any permitting or commenting agency coordination or other impacts to the permit processes that would be associated with any alternate design approach, unless the Design-Build Firm chooses to include the alternate design approach in its Proposal.

**P. Signing and Pavement Marking Plans:**

The Design-Build Firm shall prepare signing and pavement marking plans in accordance with Department criteria.

Signing and Pavement marking plans are not anticipated for this project. A Conceptual Signing Plan has not been provided. No structural analysis was performed for Signing Plan. It is the responsibility of the D-B Firm to protect and maintain the existing signage and markings. Any damage to existing facilities shall

be repaired at the approval of Lee County Facilities. Alterations to existing signage that is proposed as part of the D-B Firms' design is subject to the review and approval of Lee County Facilities.

The Design-Build Firm shall be responsible for the design of all new or retrofit sign supports (post, overhead span, overhead cantilever, bridge mount and any applicable foundations). The Design-Build Firm shall show all details (anchor bolt size, bolt circle, bolt length, etc.) as well as all design assumptions (wind loads, support reactions, etc.) used in the analysis. Mounting types for various signs shall not be changed by the Design-Build Firm (i.e. if the proposed or existing sign is shown as overhead it shall be overhead and not changed to ground mount) unless approved by Lee County Facilities. Any existing sign structure to be removed shall not be relocated and reused, unless approved by Lee County Facilities.

It shall be the Design-Build Firm's responsibility to field inventory and show all existing signs within the Project limits and address all signage within the Project limits. Existing single and multi-post sign assemblies impacted by construction shall be entirely replaced and upgraded to meet current standards. Existing sign assemblies not impacted by construction can remain.

**Q. Lighting Plans:**

The Design-Build Firm shall provide a lighting design and a lighting analysis, and prepare lighting plans in accordance with Department criteria.

The Design-Build Firm shall develop and submit for approval, a Load Center/Circuit/Pole Number identification plan that is compatible with the existing lighting systems maintenance identification scheme.

Where existing roadway lighting circuit sources (services, load centers, etc.) are being removed, the Design-Build Firm shall either:

1. Provide a new load center per current codes and all applicable criteria.
2. Identify an existing load center capable of feeding the existing and proposed lighting while meeting all current codes and all applicable criteria.

All modified load centers shall comply with all applicable criteria and shall be in like new condition.

Existing light poles, luminaire arms, luminaires, and load centers identified for removal shall be coordinated with the Maintaining Agency as to whether these features will become the property of Design-Build Firm or salvaged, transported, and delivered to the Maintaining Agency for future use.

The Design-Build Firm shall perform detailed field reviews. Review and document all lighting (poles/luminaires, sign luminaires, etc.), circuiting, load centers, service points, utility transformers, etc., within the limits of lighting construction. This review includes: conductors, conduit, grounding, enclosures, voltages, mounting heights, pullboxes, etc. This review also includes circuits outside the limits of lighting construction that originate or touch this Project's scope of work.

All deficiencies within the limits of lighting construction shall be identified and corrected. Any deficiencies outside the limits of lighting construction shall be brought to the attention of Lee County Facilities.

After the field reviews are completed, a list of all damaged and/or non-functioning equipment shall be documented and forwarded to Lee County Facilities prior to the start of construction. All damaged and/or non-functioning equipment within the limits of lighting construction are required to be replaced or repaired to meet all applicable criteria and shall be in like-new condition.

Where new electrical services are required, the Design-Build Firm shall coordinate the final locations of distribution transformer and service poles to minimize service and branch circuit conductors and conduit lengths. Preliminary electrical service locations have been coordinated with and provided by **FPL**. The preliminary electrical service locations are shown in/on [Note to RFP Developer: Provide location]. Each service point shall be separately metered.

The Design-Build Firm shall comply with the requirements of each jurisdictional authority within the Project limits. Compliance with the jurisdictional authority includes but is not limited to: field reviews, technical meetings, special deliverable, etc. It is the Design-build Firm’s responsibility to verify and comply with all jurisdictional authority’s requirements.

- Lighting Design Criteria

The lighting design and analysis shall satisfy the criteria set forth below.

Playing surfaces shall be lit to the levels and uniformity requirements specified in the Table below. Lighting calculations shall be developed and submitted and field measurements taken at the below specified grid spacing and minimum number of grid points. Average Target Illumination Levels shall be measured per IESNA LM-5-04 (IESNA Guide for Photometric Measurements of Area and Sports Lighting Installations) or similar method approved by Lee County Facilities. Illumination levels shall not to drop below desired target values per IES RP-6-15/22 and Maintained Average Illuminance and shall be guaranteed for the full warranty period.

Area of Lighting	Average Target Illumination Levels	Maximum to Minimum Uniformity Ratio	Grid Points	Grid Spacing
Baseball Field	125 FC - Infield 100 FC - Outfield	1.2:1 Infield 2.0:1 Outfield	16 Infield 29 Outfield	30' X 30' Infield 60' X 60' Outfield
Bullpens	50 FC	2.0:1	N/A	10' X 10'

Table Notes:

1. The uniformity ratios shall be computed by comparing the highest and lowest footcandle readings in the infield and the outfield.
2. Infield light grid points shall start at home plate. Outfield reading shall start 15’ in from each foul line and 45’ out from each infield base line. All readings shall be taken 3’ off the ground. The cell of the light meter shall be self-leveling and mounted on a fixed tripod. The bullpen grid shall include the pitcher’s mound, bullpen home plate and midpoint for each pitching location.

All new lighting systems shall use an LED source and follow IES RP-6-15/22 standards and meet the following min. standards table:

Color Temperature	>= 5,700 deg K
Color Rendering Index (CRI)	Min. of 75
Light Loss Factor (LLF)	Min. of 0.88
Average footcandle readings in foul territory	Min. of 70% of the standard applicable to the immediately adjacent area in fair territory



Table Notes:

1. All luminaires shall utilize spill light and glare control devices such as internal shields, louvers, and external shields. No symmetrical beam patterns are accepted.
2. A minimum of 2,000,000 lumens shall be pointed up.

The Photometric Report for the proposed luminaire types shall include:

- Horizontal and vertical axial candle power to demonstrate required performance has been achieved (this shall be on the first page of the report).
- Certification by a qualified testing laboratory with min. 5 yrs. experience or by a manufacturer's laboratory with a current accreditation under the National Voluntary Laboratory Accreditation Program for Energy Efficient Lighting Products.
- A summary of the horizontal and vertical aiming angles for each luminaire.

- **Proposal Requirements:**

- A. **General:**

Each Design-Build Firm being considered for this Project is required to submit a Proposal. *Please see Lee County formal solicitation package for Evaluation Criteria.*

The proposal shall include sufficient information to enable Lee County Facilities to evaluate the capability of the Design-Build Firm to provide the desired services. The data shall be significant to the Project and shall be innovative, when appropriate, and practical.

- B. **Submittal Requirements:**

*Please see Lee County formal solicitation package for Submittal Requirements.*

Only upon request by Lee County Facilities, or as indicated in the formal solicitation package, provide calculations, studies and/or research to support features identified in the Proposal.

Lee County Facilities may take the below information into consideration when evaluating Proposal Submissions.

- Project Approach

- Describe how the proposed design solutions and construction means and methods meet the project needs described in this Request for Proposal. Provide sufficient information to convey a thorough knowledge and understanding of the project and to provide confidence the design and construction can be completed as proposed.
- Provide the term, measurable standards, and remedial work plan for any proposed Value Added features that are not Value Added features included in this RFP, or for extending the Value Added period of a feature that is included in this RFP. Describe any material requirements that are exceeded.
- Provide a Written Schedule Narrative that describes the Design and Construction phases and illustrates how each phase will be scheduled to meet the Project needs required of this Request for Proposal.

### C. Evaluation Criteria:

*Please see Lee County formal solicitation package for Evaluation Criteria.*

Lee County Facilities may take the below criteria into consideration when evaluating Proposal Submissions.

#### 1. Design

The Design-Build Firm may address the quality and suitability of the following elements in the Proposal:

- Structures design
- Pedestrian, ADA, roadway and safety
- Drainage design
- Design coordination plan minimizing design changes
- Geotechnical investigation plan
- Transportation Management Plan
- Incident Management Plan
- Aesthetics
- Utility Coordination and Design
- Design considerations which improve recycling and reuse opportunities

The Design-Build Firm may address the following in the Technical Proposal: aesthetics features of the design including but not limited to the following: considerations in the geometry, suitability and consistency of structure type, structure finishes, shapes, proportions and form throughout the limits of the project.

Architectural treatments such as tiles, colors, emblems, etc. will not be considered as primary aesthetic treatments.

The Design-Build Firm may address the following in the Proposal: design and utility coordination efforts that minimize the potential for adverse impacts and project delays due to utility involvement.

The Design-Build Firm may address the following in the Proposal: development of design approaches which minimize periodic and routine maintenance. The following elements could be considered: access to provide adequate inspections and maintenance, access to structure's lighting system, and impacts to long term maintenance costs.

#### 2. Construction

The Design-Build Firm may address the quality and suitability of the following elements in the Proposal:

- Safety
- Structures construction
- Pedestrian, ADA, roadway, and safety construction
- Drainage construction
- Construction coordination plan minimizing construction changes
- Minimizing impacts through construction to:
  - Environment (social, cultural, natural, and physical)
  - Public

- Adjacent Properties
- Structures
- Implementation of the and Erosion/Sediment Control Plan
- Implementation of the Maintenance of Traffic Plan
- Implementation of the Incident Management Plan
- Utility Coordination and Construction

The Design-Build Firm may address the following in the Proposal: developing and deploying construction techniques that enhance project durability, reduce long term and routine maintenance, and those techniques which enhance public and worker safety. This could include, but not be limited to, minimization of lane and driveway closures, lane widths, visual obstructions, construction sequencing, and drastic reductions in speed limits.

The Design-Build Firm may address the following in the Proposal: insuring all commitments in the Project Commitment Record are honored, if applicable.

The Design-Build Firm may address the following in the Proposal: construction and utility coordination efforts that minimize the potential for adverse impacts and project delays due to utility conflicts.

### 3. **Innovation**

The Design-Build Firm may address introducing and implementing innovative design approaches and construction techniques which address the following elements in the Proposal:

- Minimize or eliminate Utility relocations
- Materials
- Workmanship
- Enhance Design and Construction aspects related to future expansion of the facility

### 4. **Value Added**

The Design-Build may address the following Value Added features in the Proposal:

- Broadening the extent of the Value Added features of this RFP while maintaining existing threshold requirements
- Exceeding minimum material requirements to enhance durability of project components
- Providing additional Value Added project features proposed by the Design-Build Firm

#### **D. Final Selection Formula:**

See Lee County Formal Solicitation for Scoring Criteria and Final Selection Criteria, if applicable.

#### **E. Final Selection Process:**

See Lee County Formal Solicitation for Final Selection Meeting, if applicable.

**F. Stipend Awards:**

Lee County Facilities has elected to NOT pay a stipend to any proposers as part of this or D-B Firms submitting for this project.

**G. Bid Price Proposal:**

See Lee County Formal Solicitation for Scoring Criteria and Final Selection Criteria, if applicable.