

Atlanta BeltLine, Inc. Request for Qualifications Geotechnical & Materials Testing Services

INTRODUCTION

Atlanta BeltLine, Inc. (ABI) is soliciting qualifications from experienced companies to be prequalified to provide General Geotechnical and Materials Testing services work associated with the construction of public amenities throughout the BeltLine Corridor. Refer to the map of the BeltLine in Attachment A. Qualifications are being requested for companies to provide services the following categories:

General Geotechnical Testing
Soil Borings and Analytical Analysis
Groundwater Sampling and Analytical Analysis
Concrete Design Mix Verification (Slump)
Concrete 28-day Strength Test
Sampling and Analytical Analysis of Potential Asbestos Containing Materials (ACM)
Asphalt Placement Specification Verification
Verification of Specification Compliance of Metals and Coatings

SUBMITTAL DEADLINE

All responses to this Request for Qualifications must be submitted in hard copy and on CD in Adobe Acrobat format by no later than 4 p.m., Monday, March 29, 2010. Submittals received after this time and date will not be considered. Applicants must clearly identify each application category on the outside of the envelope as **“Geotechnical and Materials Testing Service RFQ”**. Please address the submittal to:

**Mr. Lee Harrop
Program Management Officer
Atlanta BeltLine, Inc.
86 Pryor Street, SW, Suite 200
Atlanta, Georgia 30303**

INQUIRIES

Inquiries regarding this RFQ should be directed by email, writing or fax to:

**Mr. Lee Harrop
Program Management Officer
Atlanta BeltLine, Inc.
86 Pryor Street, SW, Suite 200
Atlanta, Georgia 30303
Fax: (404) 880-0616
lharrop@beltline.org**

All inquiries must be received in written format by 5 p.m., Monday, March 22, 2010.

PURPOSE

This request seeks qualifications from companies to provide general testing services for **future ABI construction projects**. ABI wishes to maintain a list of prequalified Companies for **two (2) years** to achieve the implementation goals identified in the BeltLine Redevelopment Plan and subsequent Work Plans. This process will allow ABI to review companies' qualifications prior to bidding and award and predetermine a company's capability to perform a certain job as it relates to past experience and particular expertise of the prequalified companies.

PROFESSIONAL FEES

Pre-Qualified Companies will be asked, through an Invitation to Bid (“ITB”), to be issued at later dates and on an as needed basis, to submit fee proposals for various BeltLine projects. Actual fees will be negotiated based on the assignment of specific projects to qualified companies or company teams. Additionally, the awarding of contracts will be contingent upon approval of funding for the individual projects by the ABI Board of Directors.

PROJECT OVERVIEW

The BeltLine is a transformative project shaping the way the City of Atlanta will mature as a great city, by creating parks, trails, transit, and new development along a 22-mile loop of historic rail segments that encircle the City’s urban core. Over the previous two decades, the metro region has grown as quickly as any major metropolitan area in recent U.S. history. However, the region’s growth has come primarily in the form of widely spread, disconnected pockets of development. Increasingly, residents and businesses throughout the region experience the negative consequences of such unplanned growth—long commutes, poor air quality, auto dependency, and limited public space. Moreover, this sprawl has led to uneven economic activity. While the region has experienced unprecedented growth and job creation, many areas, particularly in southern portions of the City, have suffered from flight and disinvestment.

The BeltLine—by attracting and organizing a portion of the region’s future growth around parks, transit, and trails located in the inner core of Atlanta—will change this pattern of regional sprawl and lead to a vibrant and livable Atlanta with an enhanced quality of life for all City residents. The revival of this historically industrial landscape will become the uniquely Atlanta solution and exemplary national model for effectively managing growth by providing:

- A connected network of beautiful parks and greenspaces;
- Trails and pedestrian-friendly streets to link neighborhoods previously severed by rail and industry;
- A 22-mile transit loop providing an alternative to auto trips among jobs, residences, and cultural attractions;
- Compact mixed-used development that supports transit, parks and trail, as well as businesses;
- Preservation of surrounding single-family neighborhoods;
- Increases in affordable workforce housing;
- Preservation of historic buildings and structures; and
- Environmental remediation of underutilized brownfield areas.

25-YEAR VISION

The BeltLine is a combination of many project components. Any of these components realized separately would significantly enhance the overall quality of life for residents; but together, they comprise a framework and vision for a truly sustainable Atlanta. Features of the 25-year plan include:

- Parks—over 1,300 acres of new or expanded parks, as well as improvements to over 700 acres of existing parks;
- Trails—33 miles of continuous trails connecting 40 parks, including 11 miles of spur trails connecting to parks near the BeltLine corridor;
- Transit—22-mile transit system connecting to the larger regional transit network, including MARTA and the proposed Peachtree-Auburn Streetcar;
- Jobs—more than 30,000 permanent jobs and 48,000 year-long construction jobs;
- Affordable workforce housing—5,600 new workforce housing units;
- Streets—new and renovated streets and intersections including 31 miles of new streetscapes connecting neighborhoods and parks to the BeltLine;
- Environmental remediation—clean-up of brownfield sites;
- Neighborhood preservation—preservation of existing single-family neighborhoods by providing appropriate transitions to higher-density uses and connectivity between neighborhoods severed by the railroad corridor;
- Tax base—an estimated \$20 billion increase in tax base over 25 years; and
- Industrial base—preservation and creation of viable light industry.

SELECTION OF QUALIFIED COMPANIES

Only complete and accurate information shall be provided by the Company. The Company hereby warrants that, to the best of its knowledge and belief, the responses contained herein are true, accurate, and complete. The Company also acknowledges that ABI is relying on the truth and accuracy of the responses contained herein. If it is later discovered that any material information given in response to a question was provided by the Company knowing it was false, provision of said false information shall constitute grounds for immediate termination or rescission by ABI of any subsequent agreement between the parties. ABI reserves the right to seek any other remedies as provided by law.

Submittals shall include a cover letter providing an introduction to the firm or team and stating the full name, address, telephone, and fax numbers of the organization and the branch office or other subordinate entity that will perform or assist in performing the services described herein. Include a current certificate of existence from the state in which the firm is incorporated or licensed to operate and provide a copy of your organization's current valid insurance certification.

If responding as a team, then the lead firm should be designated with a project manager identified as the single point of contact. Indicate the type of firm ownership (individual, partnership or corporation) and explain any proposed joint venture relationships. Submittals shall include an organizational chart showing project team members and their respective roles and a copy of any joint venture, partnership or sub-contractor agreement.

Please also include the aggregate bonding capacity for your firm by quarter from January 1, 2007 to the present. The applicant shall include between three and five examples of representative projects performed by the Company within the past five (5) years. Project examples shall be limited to two (2) double-sided pages each and shall include, but not be limited to, the following:

- Project name and location
- Company's Project Manager
- Project Description (including narrative of major project components)
- Photographs
- Contract value (detailing any change orders or changes in contract)
- Contract schedule (start and end dates, detailing any change orders or changes in contract)
- Designer/Engineer name and contact information
- Client (Owner) name and contact information

Companies are not required to provide a scope of services as part of their response to this RFQ. A detailed scope of service will be submitted to Pre-Qualified Companies along with the ITB's to use when submitting fee proposals in response to the ITB. **Any change in or substitution to project team members must be submitted with sealed bids and approved in writing by ABI.**

Submittals must include one (1) original and three (3) printed copies as well as one (1) CD containing the proposal in Adobe Acrobat format. **Every effort should be made to make proposals as concise as possible.**

QUALIFICATION CRITERIA

ABI is committed to the practice of non-discrimination in the selection of team members and relationships with subcontractors with a desire to reflect diversity in the participation of companies engaged in the BeltLine effort. ABI strongly encourages participation by MBE/DBE and FBE entities in all contracts issued by ABI. We anticipate that as a part of a responsive submittal that MBE/DBE and FBE participation will be included. There is no set limit on the amount of MBE/DBE or FBE participation. Pre-Qualified companies will be required to list any and all Minority/Disadvantaged or Female Business Enterprises (M/D/FBE) that will be utilized on its team for this project and the projected dollar value of the amount of revenue to be received by the M/D/FBE and percentage of the overall Scope of Services the M/FBE will perform in response to future Invitations to Bid or Requests for Proposals. All respondents shall include

specific information on the role of Minority and Female Owned Business Enterprises, on their team. It is advisable that Minority and Female Owned Business Enterprises be certified by either the Georgia Department of Transportation, the City of Atlanta, Georgia Minority Supplier and Development Council or MARTA. Applicants must include copies of MBE, FBE, DBE certifications for their sub-contractors with their submittal packages.

The competency and responsibility of the submitters will be considered by ABI in making the award. ABI reserves the right to reject any and all applications, to waive any informalities, to reject portions of the applications, to waive technicalities, and to award contracts in a manner consistent with the interests of ABI and the laws of the State of Georgia.

An evaluation committee will determine the companies believed to be most qualified to provide geotechnical and materials testing services for potential future construction projects for a two year period beginning April 1, 2010.

A pre-qualified list will be maintained of the Companies deemed most capable of completing projects within the following categories:

General Geotechnical Testing
Soil Borings and Analytical Analysis
Groundwater Sampling and Analytical Analysis
Concrete Design Mix Verification (Slump)
Concrete 28-day Strength Test
Sampling and Analytical Analysis of Potential Asbestos Containing Materials (ACM)
Asphalt Placement Specification Verification
Verification of Specification Compliance of Metals and Coatings

Companies' work shall be evaluated by ABI at the end of each project. Companies may be removed from the pre-qualified Company list if they perform unsatisfactorily, violate the terms of this RFQ or any ITB for which they are selected, become financially unstable, regularly fail to submit bids on ABI projects, or for any other reason deemed to be in the best interest of ABI.

ABI reserves the right to pre-qualify firms on a project-by-project basis for large, complex, and/or special conditions where related experience with such project type is deemed critical.

Applicants shall be aware that ABI has a Community Benefits Jobs Policy that will require companies to make every attempt to recruit new employees for BeltLine-related work from BeltLine neighborhoods. A fact sheet for this policy is provided in Attachment B.

Each company shall prepare their submittal according to the format provided. ABI reserves the right to reject any application not submitted within the required timeframe; reject any incomplete submittal; contact client references; require further information; and/or require interviews with any applicant. All costs related to the preparation, submittal and/or presentation of this application are the responsibility of the respondent and will not be assumed in full or part by ABI.

Submittals should address the following characteristics and qualifications as briefly as possible:

1. Team Organization and Personnel – identifying a project manager and describing the person's relevant qualifications and experience on similar projects. Provide a list of project team members, identifying their relevant qualifications, experience, OSHA certifications and the tasks for which they will be responsible. Identifying the MBEs, FBEs or DBEs which comprise your team and the roles and tasks for which they will be responsible. Include an organizational chart and brief resume summaries for all major team members;
2. Project Management Capability – demonstrating the ability to manage projects in a complex environment, coordinate complex technical analysis and provide creative solutions to keep

projects on schedule and within budget. This includes the ability to succeed in a complex and sensitive public involvement process.

3. Past Project Experience – demonstrating the ability to perform the work outlined in the scope of services creatively, on schedule and within budget. Brief summaries of similar project experience and five (5) primary references shall be provided. Due to the fact that projects require a quick start and timely completion, it is important that respondents demonstrate relevant experience with similar efforts.
4. Content of Company's Submittal – completeness and content of responses. Companies will be rated on information provided regarding bonding capacity and general impression by the Evaluation Committee.

Items number 2 and 3 will be partially evaluated based on the references provided by the consultant. It is incumbent on the Applicant to ensure that valid and current contact information is provided: projects with references that are not able to be verified by ABI **will not be considered** during the review of qualifications packages.

TERMS AND CONDITIONS

All submittals and supporting materials as well as correspondence relating to this RFP become property of ABI when received. Any proprietary information contained in the submittal should be so indicated. However, a general indication that the entire contents, or a major portion, of the proposal is proprietary will not be honored.

- A. All work by the Consultant under the contract awarded pursuant to the RFP shall be done in compliance with applicable State of Georgia and Federal laws, City and County ordinances, licenses and regulations of all agencies having jurisdiction over the subject properties. Said contract, and all questions concerning the execution, validity or invalidity, capability of the parties, and the performance of the parties under the contract, shall be interpreted in all respects in accordance with the laws of the State of Georgia.
- B. As necessary given the scope of work under the contract to be awarded, person(s) who will be responsible for any work shall be qualified to do the same.
- C. Sub-Consultants as part of the project team must be clearly identified in the submittal, including roles, resumes of key personnel and project references.
- D. No submittal shall be accepted from and no contract will be awarded to any person, firm, or corporation that is in arrears to ABI, The Atlanta Development Authority (“ADA”) or the City of Atlanta, upon debt or contract, or that is a defaulter, as surety or otherwise, upon any obligation to ABI, ADA or the City of Atlanta, or that is deemed irresponsible or unreliable by ADA, ABI or the City of Atlanta. If requested, the Consultant or proposed Sub-Consultant shall be required to submit satisfactory evidence that they have the necessary financial resources to provide the proposed services.

PROFESSIONAL SERVICES INSURANCE REQUIREMENTS

Statutory Worker’s Compensation Insurance

Commercial General Liability Insurance

- (a) \$1,000,000 limit of liability per occurrence for bodily injury and property damage
- (b) The following additional coverages must apply:
 - 1986 (or later) ISO Commercial General Liability Form
 - Dedicated Limits per Project Site or Location (CG 25 03 or CG 25 04)
 - Additional Insured Endorsement (Form B CG 20 10 with a modification for completed operations)
 - Blanket Contractual Liability (included in 1986 or later forms)
 - Broad Form Property Damage (included in 1986 or later forms)
 - Severability of Interest (included in 1986 or later forms)
 - Underground, explosion, and collapse coverage (included in 1986 or later form)
 - Personal Injury (deleting both contractual and employee exclusions)
 - Incidental Medical Malpractice

Auto Liability Insurance

- (a) \$500,000 limit of liability per occurrence for bodily injury and property damage
- (b) Comprehensive form covering owned, non-owned, leased, hired and borrowed vehicles
- (c) Additional Insured Endorsement
- (d) Contractual Liability

Professional Liability Insurance – Professional Liability Insurance Limit \$1,000,000 per Occurrence / \$2,000,000 per aggregate.

Insurance company must be authorized to do business in the State of Georgia

Dedicated Limits per Project site or Location (CG 25 03 or CG 25 04 or some other form)

Additional insured shall be shown as: Atlanta BeltLine, Inc., The Atlanta Development Authority and the City of Atlanta on General and Auto Liability policies. The cancellation provision should provide 30 days notice of cancellation.

Insurance Company, except Worker's Compensation carrier, must have an A.M. Best Rating of A-6 or higher. Certain Worker's Comp funds may be acceptable by the approval of the Risk Management Division. European markets, including those based in London, and domestic surplus lines markets that operate on a non-admitted basis are exempt from this requirement, provided that the contractor's broker/agent can provide financial data to establish that a market is equal to or exceeds the financial strengths associated with the A.M. Best's rating of A-6 or better. Insurance Company must be licensed to do business by the Georgia Department of Insurance.

Certificates of Insurance, and any subsequent renewals, must reference specific bid/contract by project name and if applicable, project/bid number.

The Consultant shall agree to provide complete certified copies of current insurance policy(ies) if requested to verify the compliance with these insurance requirements. All insurance coverages required to be provided by the Consultant will be primary over any insurance program carried by ABI, ADA or the City of Atlanta.

Consultant shall incorporate a copy of the insurance requirements as herein provided in each and every subcontract with each and every Subcontractor in any tier, and shall require each and every Subcontractor of any tier to comply with all such requirements. Consultant agrees that if for any reason Subcontractor fails to procure and maintain insurance as required, all such required insurance shall be procured and maintained by Consultant at Consultant's expense.

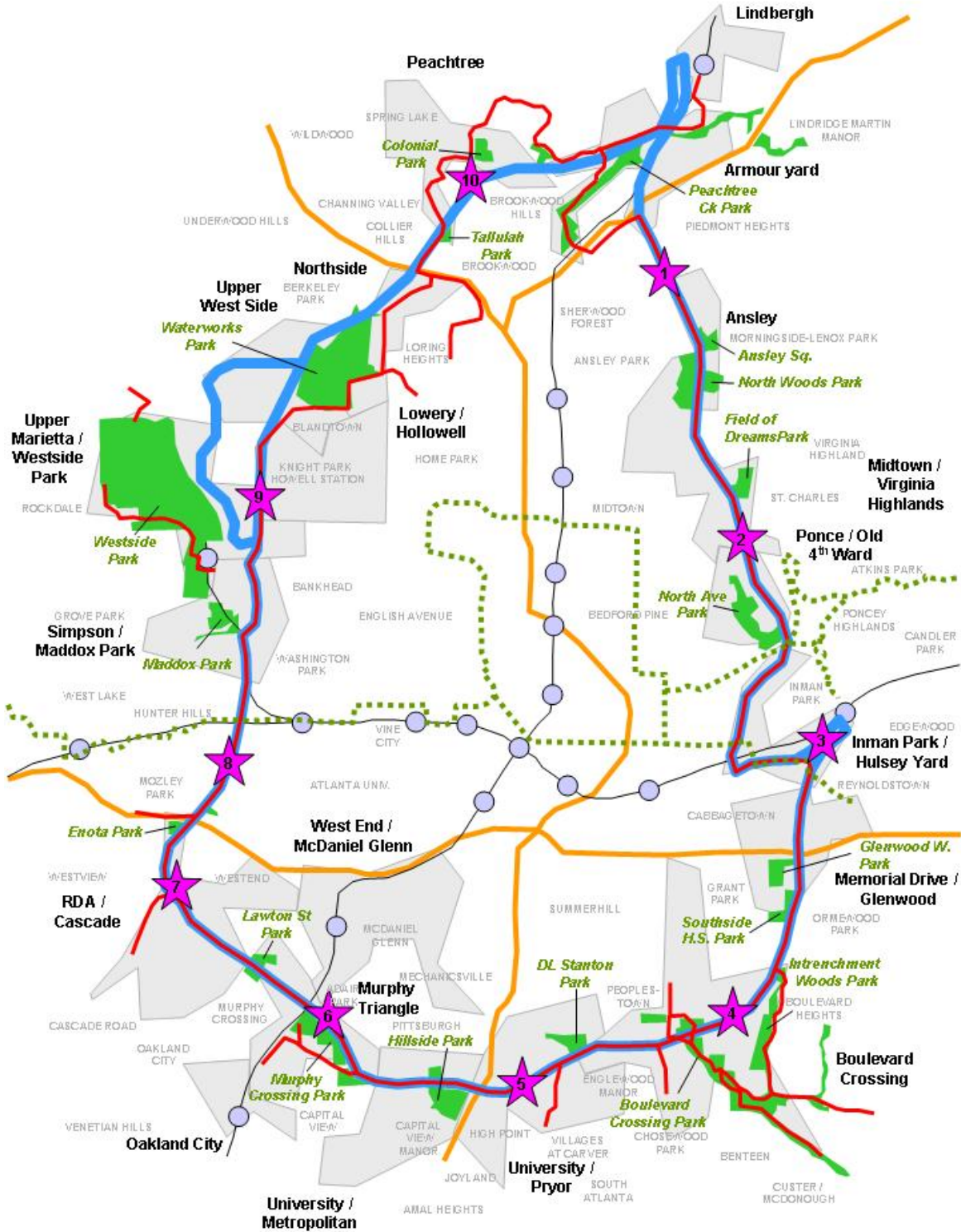
No Consultant or Subcontractor shall commence any work of any kind under the contract as awarded pursuant to this RFP until all insurance requirements contained in the contract have been complied with and until evidence of such compliance satisfactory to ABI as to form and content has been filed. The Accord Certificate of Insurance or a pre-approved substitute is the required form in all cases where reference is made to a Certificate of Insurance or an approved substitute.

The Consultant shall agree to waive all rights of subrogation against ABI or its successors or assigns, ADA, the City of Atlanta, and their respective officers, officials, employees, and volunteers from losses arising from work performed by the Consultant for ABI.

The Consultant shall make available, through its records or records of its Insurer, information regarding a specific claim. Any loss run information available from the contractor or their insurer will be made available to the county upon their request.

ATTACHMENT A

25-YEAR BELTLINE OVERVIEW MAP





ATTACHMENT B
ATLANTA BELTLINE
COMMUNITY BENEFITS JOBS PROGRAM
CONTRACTOR FACT SHEET

PURPOSE

The purpose of the Community Benefits Jobs Program is to connect qualified residents in BeltLine neighborhoods to job opportunities within BeltLine TAD capital projects. The program helps to increase the returns of public investment in infrastructure by providing construction job opportunities to neighborhoods that need them. It also trains a workforce for contractors that helps ensure a quality project on-time and on-budget.

FIRST SOURCE EMPLOYMENT AGREEMENT

Atlanta BeltLine, Inc. (“ABI”) policy dictates that contractors must sign a BeltLine First Source Employment Agreement with ABI that requires good faith efforts to fill 50% of entry level work hours and 20% of all work hours¹, with people residing in BeltLine neighborhoods. The Agreement is a contract that is signed along with the construction contract and it details the responsibilities of contractors and penalties in the event of default.

CONTRACTOR REQUIREMENTS

Please refer to the BeltLine First Source Agreement for the details of contractor requirements. Major categories of contractor requirements include the following:

- Notifying ABI and Atlanta Workforce Development Agency (“AWDA”) of New Construction Position availability
- Evaluating and interviewing candidates that are presented by AWDA for New Construction Positions¹
- Making good faith efforts, for New Construction Positions¹, to fill 50% of entry level work hours and 20% of all work hours, with people residing in BeltLine neighborhoods
- Reporting progress with each requisition for payment
- Ensuring compliance of subcontractors through training and reporting

PENALTIES

If the ABI Board of Directors determines that the contractor has not complied with the terms of the agreement, ABI may withhold progress payments up to 10% of the contract amount, among other remedies.

BENEFITS TO CONTRACTORS

- Recruitment – AWDA will prepare a list of pre-screened and qualified candidates.
- Reduce interviewing time – AWDA can bring several job candidates to the site for interviews during arranged times
- Tax credits – Contractors can receive tax credits (up to \$1,500) for every employee hired from specific areas within the BeltLine

¹ Applicable only for New Construction Positions, defined as any non-executive, non-professional engineering, non-office, or non-clerical jobs, or any jobs not filled by full-time employees on the Construction Contractor’s payroll for at least three months prior to the notice to proceed for the Project.