



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

CAROLANN WICKS, P.E.
SECRETARY

**REQUEST FOR CONCEPTUAL PROPOSALS AND QUALIFICATIONS (RCPQ)
DOVER TRANSIT CENTER OFFICE BUILDING**

Proposal and Qualifications Statements (PQS) for the following contract will be received by the Department of Transportation, State of Delaware, in the Bidders Room (B1.11.01), in the DeIDOT Transportation Administration Center, 800 Bay Road, U.S. Route 113 South, Dover, DE until 2:00 P.M., Local Time, December 28, 2010:

Contract No. T201102001

PUBLIC-PRIVATE PARTNERSHIP
for
DOVER TRANSIT CENTER
Kent County

An Informational Meeting will be held in the Farmington/Felton Room of the DeIDOT Administration Center, 800 Bay Road, Dover, Delaware, 19901 at **10:30 AM Local Time on Thursday, November 18, 2010** to discuss the project and the RCPQ/RFP procurement procedure. Interested submitters, subcontractors, and suppliers are encouraged to attend.

The Delaware Department of Transportation (Department) is proceeding with plans for the design and construction for a new office building at the new intermodal transit center on the City of Dover using a procedure authorized in Title 2 DeCode Chapter 20, Public-Private Initiatives Program in Transportation, more commonly referred to as Public-Private Partnerships (P3). The multi-modal Dover Transit Center is located at the intersection of Water and Queen Streets in Dover. Project includes a 30,000 square foot building; first floor passenger waiting area with restrooms, ticketing, and vending machines, remainder of the building leasable to multiple tenants. A conceptual plan for the building was developed, but will need refinement and completion by the successful Proposer. The Department's intent for this project is a Design-Build-Finance-Operate-Maintain (DBFOM) through a Comprehensive Development Agreement.

RCPQ documents must be requested from:

John V. Eustis, Jr., Contract Services Project Manager
Contract Administration
Delaware Department of Transportation
800 Bay Road (19901)
P.O. Box 778, Dover, DE 19903
302 760-2031
FAX: (302)739-2254
john.eustis@state.de.us

The Public-Private Partnership procurement process consists of the following two phases:

1. Request for Concept Proposals and Qualifications that determines the Short-List of up to three teams; and
2. Request for Proposals (RFP) from the Short-Listed firms.



Request for Concept Proposals and Qualifications will be available November 1, 2010. The Department will evaluate all PQSs it receives in response to this Request for Conceptual Proposals and Qualifications (RCPQ) and make a determination, in its sole discretion, whether to issue a Request for Detailed Proposals (RFP). Final selection and award of the contract, if pursued, is expected to occur summer 2011. It is the Department's intent to short-list up to three (3) firms.

The Department of Transportation hereby notifies all submitters that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, creed, color, sex, or national origin in consideration for an award.

The Submitter is responsible to disclose all potential organizational conflicts of interest in its PQS. A potential organizational conflict of interest occurs when consultants and/or subcontractors assisted the Department in the preparations of this RCPQ or the RFP document.

When it is in the best interest of the State, DeIDOT may extend the time and place for the submittal of PQSs from that described above, on not less than two calendar days' notice by certified delivery, facsimile transmission, or by other verifiable electronic means to those bidders who obtained copies of the RCPQ.

Department of Transportation
State of Delaware
By: Carolann Wicks, Secretary
Dover, Delaware
October 25, 2010