

REQUEST FOR PROPOSAL FOR PROFESSIONAL SERVICES CONTRACT

Department of Highways Professional Services Procurement Bulletin 2027-03 Statewide Independent Cost Estimator Services

This document constitutes a Request for Proposals for a Professional Service Contract from qualified individuals and organizations to furnish those services as described herein for the Commonwealth of Kentucky, Department of Highways.

I. PROJECT DESCRIPTION

This statewide contract is to provide necessary Independent Cost Estimator Services. Two (2) consultants will be selected to provide these services on an as-needed basis for two years.

II. PROJECT INFORMATION

Project Manager - Donnie Miracle, P.E.
User Division - Construction Procurement
Approximate Fee - \$3,000,000 per contract (Upset Limit)
Work will be assigned via Letter Agreement, not to exceed \$1,500,000
Project Funding - State and Federal Funds
Contract Term - Two Years

III. PURPOSE AND NEED

As the Kentucky Transportation Cabinet (KYTC) expands our usage of alternative delivery methods for transportation infrastructure projects such as Progressive Design Build, and CM/GC, the need for Production Based Estimates has arisen. Additional staff and expertise in Production Based Estimation is vital for the successful execution of alternative delivery projects.

IV. SCOPE OF WORK

The Selected Consultant will provide KYTC's Division of Construction Procurement additional support in developing Production Based Estimates for Alternative Delivery Projects, including, but not limited to projects delivered with Progressive Design Build and CM/GC delivery methods.

The scope of work for Letter Agreements issued under this agreement will include:

- Provide early Pricing Milestone Estimate (PME) independent analysis of cost and schedule impacts for projects.
- Provide independent cost estimates using production based estimating methodology and heavy civil estimating software at milestones during design phase (likely 30%, 60%, 90%) for each alternative delivery contract.
- Bid / price proposal review and assessment for recommendation in the award of an alternative delivery contract.

- Attend reconciliation meetings between KYTC and the Contractor at pricing milestones and after bid / price proposal submittal (as necessary) for each contract or work package.
- Provide feedback on risk management, including, but not limited to, identification, assessment, cost quantification, and assignment of the probability of occurrence.
- Provide assistance to the Project Team with respect to determining cost impacts of the following items, but not limited to: project phasing, labor availability, mobilization and site access, sequence of design and construction, and availability and procurement of equipment and materials.
- Attend and participate in various meetings at project kickoff and at each pricing milestone, including but not limited to: kickoff meetings, design workshops, risk workshops, quantity reconciliation meetings, price reconciliation meetings during the preconstruction phase.
- Provide construction schedules in Primavera P6 and review the contractors' CPM schedules at PME milestones.
- Attend and participate in regular estimate coordination meetings with the Contractor's estimating team during the preconstruction phase to discuss and coordinate various aspects of the cost estimating model.
- Provide schedule and cost analysis for change orders.
- Attend other project meetings as assigned by KYTC's project manager.

Additional tasks may include:

- Change Order/Claims negotiation assistance for construction projects, including design-bid-build projects.
- Training
- Constructability Reviews

V. SPECIAL INSTRUCTIONS

Two (2) consultants will be selected to provide these services for a period of two (2) years with no new work assigned after two years from the Notice to Proceed, although the contract may be extended for time to complete work already assigned. Contracts will have an upset limit of \$3,000,000. Once the upset limit is reached or the two-year term has expired, services may be re-advertised and no additional Letter Agreements will be executed under the contract. Contracts will not be modified to increase the upset limit or extended for time to assign new work. No Letter Agreement shall exceed \$1,500,000 without written approval from the State Highway Engineer.

The Selection Committee will rank and list the selected Consultants in consecutive order to determine the initial order for which projects will be assigned. Projects will generally be assigned on a rotational basis. The Department reserves the right to select one of the firms outside of the assignment order for a particular project if it is to the benefit of the Department. That firm, if selected out of order, will be skipped in the rotation when their turn comes and the regular order will be followed thereafter. The Division of Construction Procurement reserves the right to group multiple projects together as one offering if it is advantageous to the Department. The Department may also add additional work to an existing Letter Agreement, if needed. A firm will not be offered an additional project until the remaining firms on the list have been offered a project. If a firm declines to accept a project, that firm will not be eligible to accept another project until the remaining firms on the list have been offered a project. If a firm declines a project or does not respond to an invitation to perform services for a project within five (5) business days, documentation shall be provided in the project files and the next firm on the rotating list shall be offered the project.

Instructions for Response to Announcement can be found at:
<https://transportation.ky.gov/ProfessionalServices/Pages/Respond-to-an-Announcement.aspx>

Consultants are required to follow the [Commonwealth Office of Technology's Artificial Intelligence \(AI\) policy](#) and affirmatively disclose any use of AI or Machine Learning undertaken as part of any awarded contract.

Please include in Section 6 (A-E) any possible references and contact information from agencies for which the firm has performed independent cost estimating services.

VI. AVAILABLE INFORMATION

The Department will furnish any plans, specifications, reports, or other information in the possession of the Department needed for providing the services desired.

VII. PREQUALIFICATION REQUIREMENTS

To respond to this project, the Consultant must be prequalified in the following areas by the response due date of this advertisement.

[Construction Engineering Services](#)* (see note below)

- *Construction Scheduling / Claims Analysis**

** Note – These prequalifications are not required with the initial proposal as it is uncertain to the extent practicable if they are necessary. Should these services become necessary during the delivery of the project in this or future phases, the selected Consultant team must obtain the required qualifications before providing those services or bring on a prequalified subconsultant at that time.*

To respond to this project, the Consultant should also have the following qualifications:

- Ten (10) years of experience with contractor-style, production-based estimating, along with a knowledge of construction means, methods, and equipment used in heavy civil and transportation projects
- Proficiency in production based, heavy civil estimation software platforms
- Experience with identifying, assessing, and pricing risk
- Experience working on CM/GC and/or Progressive Design Build projects and an understanding of the delivery methods, including the roles and responsibilities of the various parties involved in the contractual relationship to deliver these type of projects
- Experience working with owners, designers, and contractors, serving as an Independent Cost Estimator
- Experience estimating projects with Disadvantaged Business Enterprise (DBE) goals
- Experience developing construction schedules for large, complex transportation projects
- Demonstrated proficiency in critical path scheduling (Primavera P-6 preferred) and analysis on at least three construction projects

VIII. PROCUREMENT SCHEDULE

Dates other than Response Date are tentative and provided for information only.

- Advertisement Date: September 8, 2026

- Response Date: September 30, 2026 by 4:30 PM ET (Frankfort Time)
- First Selection Meeting: October 5, 2026
- Final Selection: October 21, 2026
- Pre-Design Conference: October 28, 2026
- Notice to Proceed: November 18, 2026

IX. PROJECT SCHEDULE

Individual project schedules will be defined by Letter Agreement on a project-by-project basis.

- Assignment of All Projects – Within two (2) years from Notice to Proceed
- Completion of All Services – Within initial contract term or by time extension

X. EVALUATION FACTORS

Consultants will be evaluated by the selection committee based on the following, weighted factors:

1. Relative experience of consultant personnel assigned to project team as an Independent Cost Estimator for CM/GC and/or Progressive Design Build projects for federal, local or other state governmental agencies. (20 Points)
2. Relative experience of consultant personnel assigned to project team with Scheduling Analysis on complex alternative delivery transportation infrastructure projects. (20 Points)
3. Past record of performance on projects similar in type and complexity. (20 Points)
4. Available team workload capacity to comply with project schedule. (10 Points)
5. Project approach and proposed procedures to accomplish the services for the project. (10 Points)
6. The Consultant demonstrates a comprehensive understanding of safety strategies and the ability to generate meaningful ideas that can measurably enhance the safety of the completed project. This includes both the immediate effectiveness and the long-term safety impacts of the finished facility. (2 Points)
7. Knowledge of the locality and familiarity of the general geographic area. (2 Points)

XI. SELECTION COMMITTEE MEMBERS

1. Donnie Miracle, P.E., User Division
2. Erika Drury, P.E., User Division
3. Austin Hart, P.E., Secretary's Pool
4. Ben Coomes, P.E., Secretary's Pool
5. Marcelyn Mathews, P.E., Governor's Pool