

Mandatory Pre-SOQ Meeting

Contract No: DB2505

I-24 Interchange at Epps Mill Road/Buchanan Road;
Epps Mill Road, from west of
Capital Way to SR-2 (US-41)

PIN 124683.06

Rutherford County, TN





Pre-SOQ Presentation Overview

Team Introductions

Project Overview

TDOT Project Website

Design Build Process

RFQ & RFP Information

Key Takeaways

Questions

PLEASE SIGN IN

TDOT Alternative Delivery Team



Selection Committee Chairperson

Miller Bernhardt, P.E.

TDOT Alternative Delivery Manager

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Region 3 Alternative Delivery Team

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Neel-Schaffer Owner's Rep Project Manager

Matt Lifsey, PE, DBIA

Project Manager

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Project Overview

Project Goals

- Provide a design and construction approach that minimizes inconvenience to the traveling public.
- Minimize project delivery timeframes through streamlining the design and construction process to obtain final project acceptance no later than September 30, 2029.
- Optimize cost efficiency through design and construction innovation to complete the project within the allocated budget.

RFP Information

Key Events Schedule

Event	Date
Release of the RFQ	July 3, 2025
Mandatory Pre-SOQ Meeting	July 14, 2025 9 AM CDT
Last Submission of Questions/Requested Clarifications	July 22, 2025
Final RFQ Addendum	July 28, 2025
SOQ Submittal Due Date	August 15, 2025 10:00 am CDT
Shortlist Notification	October 2025

← You Are Here

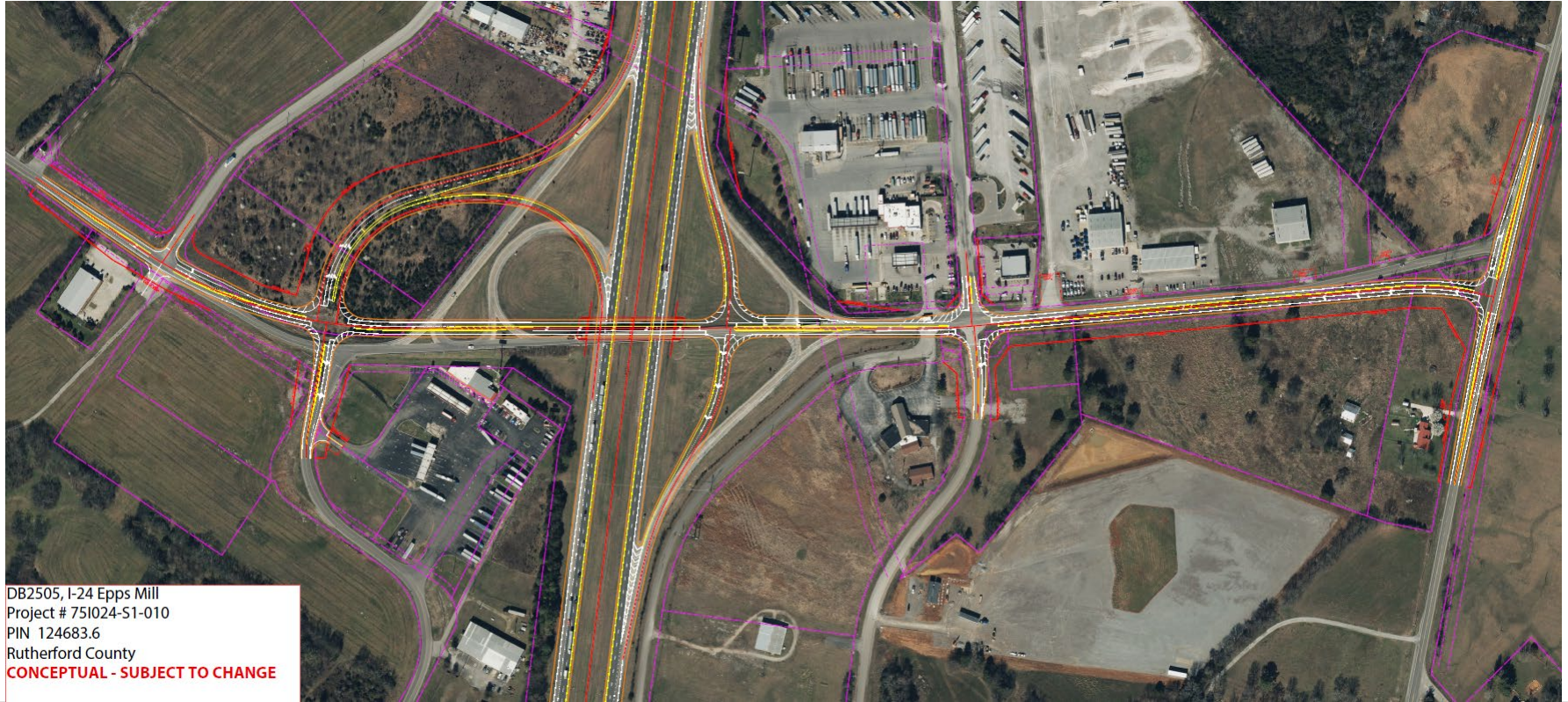
After shortlisting, the Project's anticipated schedule includes the following major milestones.

Event	Date
Release of the RFP	October 2025
Technical Proposal due date	January 2026
Price Proposal due date	February 2026
Award of design-build contract	March 2026
Notice to Proceed	Spring 2026

Project Overview

- Widen Epps Mill Road from west of Capital Way to SR-2 (US-41).
- Replace the Epps Mill Road bridge over I-24.
- Improve the I-24 ramps and upgrade the acceleration and deceleration ramps to meet current national standards.
- Improve the alignment of the intersection at Epps Mill Rd and SR 2.

Project Overview



DB2505, I-24 Epps Mill
Project # 751024-S1-010
PIN 124683.6
Rutherford County
CONCEPTUAL - SUBJECT TO CHANGE

Project Overview

Current Progress

- TEER Document Approved
- Abbreviated Functional Plans under development
- ROW acquisition by TDOT Owners Representative (begins Q4, 2025)
- Early utility coordination

Project Website

Design-Build

DB2505 I-24 at Epps Mill/Buchanan Road

Epps Mill Road, from west of Capital Way to SR-2 (US-41) (IA) (TMA)

[Request for Qualifications \(RFQ\) - 7/3/2025](#)
[Addendum 1 - 7/8/2025](#)

Rescheduled Mandatory Pre-SOQ Meeting
Date: **July 14, 2025** ~~July 9, 2025~~
Time: **9 am CDT**
Venue: Region 3 Auditorium, Bld A
6601 Centennial Blvd.
Nashville, TN, 37243

[DB2505 Epps Mill DB Owner's Rep Solicitation - 2/29/2024](#)
[Owner's Rep Selected - 7/8/2024](#)

[Reference Material](#) - Updated 7-9-2024



<https://www.tn.gov/content/tn/tdot/alternative-delivery/design-build/db2505.html>

Current Information

- RFQ
- Reference Material*

Future Information

- Mandatory Pre-SOQ Presentation
- Mandatory Pre-SOQ Attendee List
- RFQ Addendums
- RFP

Design Build Process

DESIGN-BUILD PROCESS

Conventional Design-Bid-Build



Design-Build



Design Build Process

- Two-phase Procurement Process
 - Phase 1: Request for Qualifications (RFQ)
 - Phase 2: Request for Proposals (RFP)
- Sole Point of Contact During Procurement (Advertisement to Award)

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Design Build Process (RFQ Information)

Two Phase Procurement Process

- Phase 1: Request for Qualifications (RFQ)
 - SOQ Scoring Criteria (100 points Total)
 - Organization (10 of 100 points)
 - Team Experience (50 of 100 points)
 - Key Individual Qualifications (40 of 100 points)
 - Short-Listing
 - TDOT will short the most qualified Design-Builders.
 - TDOT will notify all teams submitting SOQs of their selection results.
 - The short-listed firms will be posted on the project website.
 - Short-listed Design-Builders will be invited to submit proposals in response to the RFP.

Design Build Process (RFP Information)

Two Phase Procurement Process

- Phase 2: Request for Proposals (RFP)
 - The RFP Document Structure will include:
 - RFP Contract Book 1 (Instruction to Design-Builders - ITDB)
 - RFP Contract Book 2 (Design-Build Contract)
 - RFP Contract Book 3 (Project Specific Information)
 - Reference to Documents
 - Technical Proposals will be evaluated as Pass/Fail
 - From the passing Technical Proposals, project will be awarded to the lowest Price Proposal (A+B Bid)

Key Takeaways

- Project Completion
No later than
September 30, 2029
- Innovations should help
achieve project goals
- Design Build Process



Questions



Questions

DON'T FORGET TO SIGN IN