

# Draft Design-Build Request for Proposals

*City Council Study Session  
January 17, 2018*

# Purpose



- Present Draft RFP
- Discuss areas of interest
- Review comments and recommendations from WRF Citizen's Advisory Committee
- Collect City Council input on Draft RFP
- Incorporate changes into RFP prior to January 23 City Council meeting

# Project Goals



- All aspects of the WRF project shall be completed ensuring economic value with a special emphasis on minimizing rate payer and City expense.
- Communicate WRF project progress including general project status, milestones, and budget/cost information to our community members regularly.
- Produce tertiary, disinfected wastewater in accordance with Title 22 requirements for unrestricted urban irrigation.

# Project Goals



- Design to produce reclaimed wastewater to augment the City's water supply, by either direct or indirect means, as described in a master water reclamation plan and to maximize funding opportunities.
- Include features in the WRF project that maximize the City's opportunities to secure funding and maximize efficiencies.
- Design to minimize the impacts from contaminants of emerging concern in the future.
- Ensure compatibility with neighboring land uses.

# RFP Schedule



- January 4: Present Draft RFP to WRFCAC
- January 11: WRFCAC Special Meeting
- January 17: City Council Study Session
- January 23: City Council review, scheduled release of RFP
- April 24: Proposals Due

# Procurement Process - Background



- Design-build approach for WRF
- Best practices from Design Build Institute of America (DBIA) used as general guidance
- Completely vetted with input from City Attorney
- Meets state public contracts regulations for Cities following this procedure
- Presented to City Council on August 8, 2017

# Procurement Process - Background



- Two step process as stipulated in the California Public Contracts Code (SB 785)
- Request for Qualification released Oct 27
- Statements of Qualification submitted to City Dec 7
- 4 teams submitted SOQs

# Range of Procurement Documents



- Bridging Documents (up to 90% Design)
- Bridging Documents (20 – 30% Design)
- Performance Criteria: Sets City preferences and standards for bidding
- Basic requirements only: Permit and other high level goals/needs





# Procurement Process – Next Steps



- Complete and distribute the Request for Proposals to short-listed Design-Build teams
  - Proposals will include Guaranteed Maximum Price and Life Cycle Costs
- Coordinate in-person meetings to discuss design concepts
- Negotiate a final agreement and GMP with the top-ranked proposer

# Recommendations from Review Cmte



- Review committee met on January 3
- Committee members agreed all teams were qualified to perform the work
- Staff to request more information from teams to address minor irregularities in SOQs
- Committee recommends issuing the RFP to all the proposing teams

# Feedback from WRFCAC



- January 4
  - WRFCAC recommended issuing the RFP to all the proposing teams (motion carried 5-1-3, with 3 absent)
  - A motion was made to freeze all funding and expenses on the project (there was no second)
- January 11
  - Discussion on proposal evaluation criteria and scoring, mitigation measures, the allowance, and various questions

# Feedback from WRFCAC



- January 11 (continued)
  - General recommendation to increase scoring for Price Proposal & Life Cycle Cost to at least 60% of total score
  - General agreement with Allowance of \$1M for unanticipated environmental mitigation measures
  - One member had specific comments on mitigation measures that were forwarded to staff and will be addressed
  - One member stated that the RFP should be null and void and the project re-examined

# Design Build Entities



- AECOM/WM Lyles Co, Joint Venture
- Filanc Black & Veatch, Joint Venture
- Kiewit Infrastructure West Co. & Tetra Tech, Inc.
- **Sundt/Parsons, Joint Venture – Withdrawn from Process**

# Request for Proposals Outline



- Sections:
  - 1 – General Information
  - 2 – RFP Procurement Process
  - 3 – Documentation Requirements
- Attachments:
  - A – Performance Criteria Report
  - B – Proposed Contract Documents
  - C – Price Proposal Instructions
  - D – Proposal Question Form
  - E – Sample Proposal Forms

# Scope of WRF Onsite Improvements



- Treatment Technology providing Full Advanced Treatment
- Sludge Dewatering and Storage
- Odor Control
- Effluent Pump Station
- Recycled Water Tank and Pump Station
- Operation and Maintenance Buildings
- Access Road and Site Access
- Computer Controls System
- Utility Extension Through Site
- Power Connection with PG&E
- Fire Protection and Security
- Connection to Effluent Pipeline (Pipeline by Others)
- Connection to Recycled Water Pipeline (Pipeline by Others)
- Connection to Influent Force Main (Pipeline by Others)

# RFP General Information



- Background
- Proposal Submission and Deadline
- Procurement Schedule
- Owner's Program and Responsibilities
  - Reference to Performance Criteria Report
  - "Right to Rely" on City-supplied Information
  - Conflicts between DBE, code req'ts, and information provided by City



# RFP Procurement – Evaluation Process



- Pre-Proposal Conference
- DB Teams submit questions
- Confidential individual meetings with the City
  - Confidentiality allows DB Teams to share cost-saving ideas
  - 2 meetings with each DB Team
- DB Teams provide Technical and Price Proposals
  - Individual interview with each DB Team
- City evaluates each DB Team
- WRFCAC provides recommendation for Council consideration

# RFP Proposal Documentation Requirements



- Technical Proposal
  - Overall Management Approach
  - Subcontractor Procurement Approach
  - Quality Assurance/Quality Control
  - Project Controls and Cost Tracking
  - Controls Challenges and Solutions
  - Collaboration and Integration
  - Design Development and Management
  - Project Sequencing and Scheduling
  - Proposed Design
  - Performance Guarantee
- Price Proposal
  - Total Cost Plus with Guaranteed Not to Exceed Amount
  - Cost Plus Proposal Table
  - Life Cycle Cost Analysis

# RFP – Performance Criteria Report (PCR)



- General Requirements
- Design Criteria
- Treatment Process Overview
- Standards and Requirements for Each Treatment Process Step
- Performance Criteria

# PCR Outline



- Introduction
  - Responsibility Matrix
  - Project Background
  - General Requirements
- Treatment Process Criteria
- Architectural and Landscaping Criteria
- Structural Criteria
- Civil Criteria
- Geotechnical Criteria
- Mechanical Piping Criteria
- Electrical System Criteria
- Instrumentation and Controls
- Mechanical HVAC Criteria
- Demolition and Removal of Existing WWTP
- Facility Startup, Commissioning, and Transfer of Operations
- Security

# Site Plan



- Pending coordination with City staff
- Shows a potential layout and desired adjacency of facilities
- Requires site planning for solar panels (by others under purchase agreement)
  - To be contracted separately to reduce capital cost to City
- Identifies setbacks from swales/dry creeks
- Provides dimensions for property and easements
- Shows preferred location on the property site
- Design-Build Teams will optimize the site plan

# DB Team Creativity



- Treatment Process
- Layout
- Operations and Admin Building
- Flow Equalization
- Stormwater Management
- Site Utilities
  
- Alternative approval will follow defined process

# Proposal Evaluation Criteria



Proposals will be evaluated based on these criteria and weighting:

| Criterion                               | Possible Score (DRAFT RFP) | Possible Score (REVISED PER WRFCAC/STAFF) |
|---|----------------------------|---|
| Management Approach                     | 5                          | 4   |
| Quality Control & Quality Assurance     | 10                         | 5   |
| Schedule and Cost Controls              | 15                         | 10  |
| Team/City Collaboration and Integration | 10                         | 2   |
| Design Development and Management       | 15                         | 2   |
| Project Sequencing and Scheduling       | 5                          | 2   |
| Technical Proposal                      | 20                         | 25  |
| Price Proposal and Life-Cycle Cost*     | 20                         | 50  |
| Total                                   | 100                        | 100                                       |

\* Note: WRFCAC recommends 60-percent for cost. This would require a reduction in technical proposal score

## Allowance



- Identifying allowances in the RFP allocates risk appropriately and reduces costs to the City
- Proposed allowances include:
  - Environmental mitigation for unforeseen conditions from EIR or permitting: \$1,000,000
    - Anticipated mitigation measures are provided in RFP and must be accounted for in proposed price



# Questions and Discussion