

## Design-Build Request for Proposals and Performance Criteria Report

*WRFCAC*

*January 4, 2018*

## 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

## 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

## 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

## RFP Schedule



- January 4, 2018 – Present Draft RFP to WRFCAC
- January 11, 2018 – Meeting to review initial comments from WRFCAC
- January 17, 2018 – City Council Study Session
- January 23, 2018 – City Council review and scheduled release of RFP

## 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)

## 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

## 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 Procurement – Evaluation Criteria



DB Teams will be evaluated based on these criteria and weighting:

Criterion	Possible Score
Management Approach	5
Quality Control & Quality Assurance	10
Schedule and Cost Controls	15
Team/City Collaboration and Integration	10
Design Development and Management	15
Project Sequencing and Scheduling	5
Technical Proposal	20
Price Proposal and Life-Cycle Cost	20
Total	100

## RFP Proposal Documentation Requirements



- Cover Letter
- 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

## RFP Proposal Documentation Requirements



- Technical Proposal (Continued)
  - 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

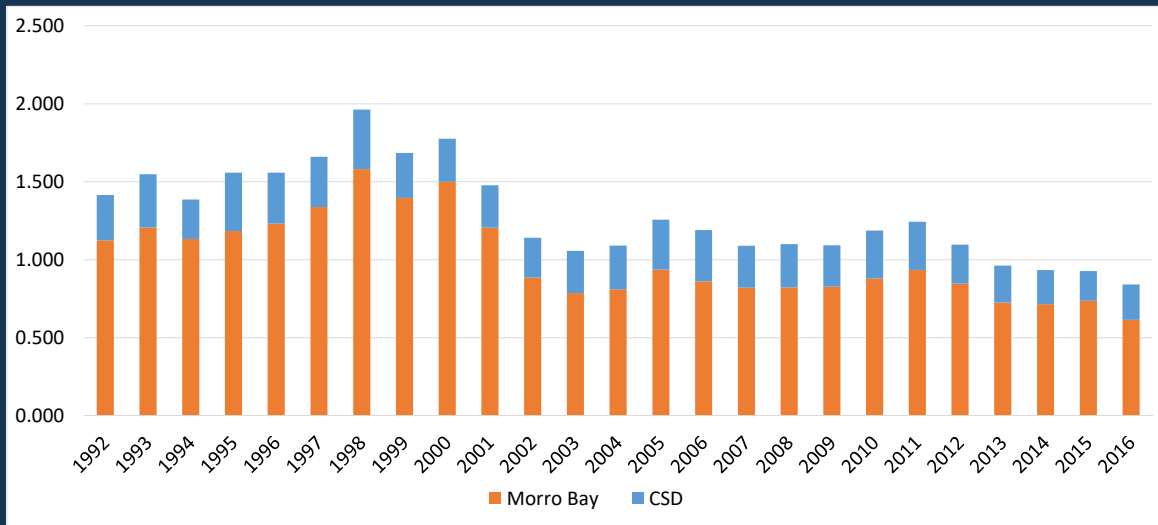
## Flows Presented in the RFQ and RFP



- The estimated design flow listed in the RFQ (and FMP) was 0.97 MGD
- Estimated by recent flow monitoring efforts and historical plant flows
- Design flow considers:
  - No contribution from CSD
  - Non-drought conditions
  - Buildout service population
  - Peaks caused by seasonal tourism



## MBCSD WWTP Average Annual Flows (MGD)



## How to Reduce Design Flows



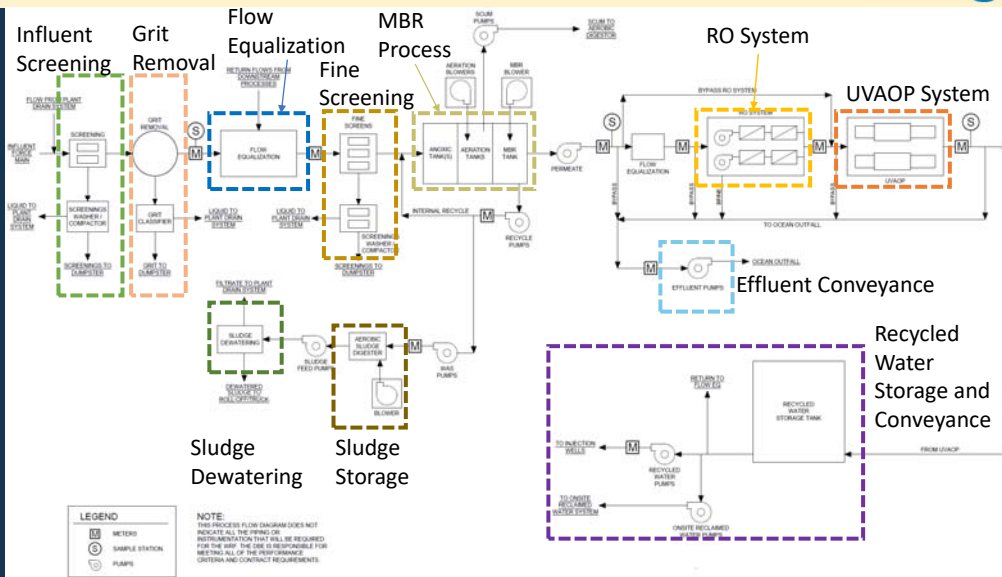
- Reduce infiltration & inflow
  - Replace sewer mains (approximately 53 miles)
  - Replace house laterals (over 5,500)
- Not realistic to replace all mains and laterals and eliminate wet weather flows
- City will continue to repair and replace sewer mains
- Most Cities spend decades doing this
- City must take wet years into account when sizing the plant

## Site Plan (Pending)



- Working on revised version 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

## Process Flow Chart



## Example Criteria Table – Grit Removal



Item	Parameter	Criteria	Notes
1	Total Number of Units	<ul style="list-style-type: none"> <li>1 Grit Removal System</li> <li>2 Grit Pumps: 1 duty and 1 standby</li> <li>1 Grit Washer/Classifier</li> </ul>	
2	Design Flow	PHF	Meet PHF. DBE to determine design flow.
3	Performance	At Average Annual Flow (AAF): 95% of grit greater than 50 mesh; 85% of grit greater than 70 mesh but less than 50 mesh; 65% of grit greater than 100 mesh but less than 80 mesh	AAF is estimated at 0.97 MGD per Draft FMP. DBE to determine design flow.
4	Type	Vortex-type	
5	Allowable Manufacturers/Vendors	Westech, Fluidyne, Smith & Loveless, Hydro-International, or equal	
6	Odor Control	Provide Odor Control to treat odorous air from Grit Removal System per Section 2.12 Odor Control	Provide removable covers for grit channels, and ductwork and fans to transport air to future treatment
7	Operational Flexibility	Provide valves and/or gates and piping to allow bypass of the grit system to the flow equalization basin	
8	Freeboard: Channels and Basins	2-feet minimum	

## Odor Control



- Odor control will be provided for critical treatment processes:
  - Influent Screening
  - Grit Removal
  - One Bay of Flow Equalization

## Anticipated Mitigation Measures



- Cultural and Biological reports have been prepared for the SBB site
- The Los Osos WWTP EIR was used as a source for potential mitigation measures
- Mitigation measures for the WRF project at SBB will solidify through development of the EIR
- An allowance will be provided for unanticipated mitigation measures

## RFP – Proposed Contract Documents



- The City Attorney and Program Management Team collaborated on a Draft Agreement, which will be provided to DB Teams for their review
- DB Teams can request modifications to the contract documents
- Changes will require approval from City Council

## RFP – Price Proposal – Allowances



- 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

## Price Proposal –Cost-Plus with Guaranteed Maximum Price



- Compensation will include cost of performing the work and a negotiated markup (fixed percentage)
- DB Team will be paid for all expenses plus fee or profit
- GMP cannot be exceeded without Council approval

## Price Proposal – Cost Plus Proposal Table (Bid Sheet)



- Sections for each major project area:
  - Treatment Process
  - Architectural/Landscaping
  - General Site and Civil (included as example)
  - Electrical, Instrumentation, and Controls
  - Startup, Testing, Commissioning, and Demobilization

DESCRIPTION OF ITEM	TOTAL COST
GENERAL SITE AND CIVIL	
Site Work including earthwork and grading	
Site access road	
Offsite water line connection and extension	
Fire protection	
Construction dust control, SWPPP development, and compliance	
Post-construction stormwater controls including detention facilities	
Miscellaneous yard piping	
Other (list)	
Subtotal	

## Price Proposal - Lifecycle Cost Submittal Requirements



- DB Teams will provide:
  - Present worth life cycle cost for the proposed project including equipment replacement over 30 year life cycle period
  - Detailed projection of operator manhours required to perform all typical operations activities

Equipment/System	Initial Cost	Replacement	Energy Cost			Chemical Cost			Operation & Maintenance & Repair Cost	Total
			Type	Qty	Cost/Qty	Type	Qty	Cost/Qty		
Project 30-year Life-Cycle Total Present Value =										

Description	Manhours	Consumables/Energy	Totals
5-Year Energy Cost			
5-Year Maintenance Cost			
5-Year Replacement Cost			

## RFP – Proposal Question Form



DB Teams may submit questions, requests for clarifications, and concerns in writing to the Public Works Director using the provided form

## RFP – Sample Proposal Forms



- DB Teams are to describe the proposed design and operation of each treatment process
- Teams must demonstrate their understanding of the performance requirements
- Alternative Technical/Management Concepts (ATCs) may be proposed for consideration

## Alternative Technical/Management Concepts



- DB Teams may submit ATCs that offer alternative means to achieve required performance criteria
- ATCs must meet or exceed the requirements set forth in the PCR to be considered
- A guarantee must be provided that the ATC will meet the performance requirements and provide cost savings to the City



## Questions and Discussion