

Overview of Design-Build RFP Process

WRFCAC

December 5, 2017

Objectives

- Review Procurement Process
- Review Outline of RFP
- Discuss Project Description for RFP
- Review General Project Requirements

Procurement Process

- Design-build approach for WRF
- Design-bid-build for lift station and pipelines
- Best practices from Design Build Institute of America (DBIA) used as general guidance
- Completely vetted with input from City Attorney
- Presented to City Council on August 8, 2017

Procurement Process



- Two step process as stipulated in the California Public Contracts Code (SB 785)
- Request for Qualification released Oct 27
- Statements of Qualification due Dec 7
- “Short-list” of no more than 4 consultant teams to be selected

Procurement Process

- Prepare and advertise the Request for Proposals for Design-Build Procurement
 - To include Guaranteed Maximum Price and Life Cycle Costs
- Coordinate and attend in-person meetings to discuss design concepts
- Negotiate a final agreement and GMP with the selected proposer

Procurement Process - Schedule



Activity	Anticipated Date
City receives SOQs	December 7, 2017
SOQ Review	December 7 - January 15
Interviews	Week of January 15, 2018
City Council Approval of Shortlist and RFP	January 23, 2018 (TBD)
RFP Issued	January 24, 2018
Proposals Due	April 24, 2018
Proposal Review	April 24 - June 2018
Rate Study and Noticing Period	May – June 2018
EIR Certification	June 2018
D-B Contract Negotiations	June - July 2018
WIFIA Application Due	July 18, 2018
City Council Award	August 2018 (TBD)

Request for Proposals



- 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

Section 1 – 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

Section 2 – RFP Procurement Process

- Preproposal Conference
- Procedure for Submitting Change Requests for Contract Documents
- Alternative Technical or Management Concepts
 - Burden on Proposer to Provide Details
 - Must Equal Performance Requirements and Guarantee Cost Savings
- Proprietary Meetings and Interview with City
- Technical and Price Proposal

Section 2 – RFP Procurement Process



- Evaluation Criteria (Ex.)
- Communication Protocol
- Protest Procedures

Possible Criterion	Possible Score
Team/City Collaboration and Integration	20
Design Development and Management	15
Schedule	10
Technical Proposal	15
Lifecycle Cost Proposal	30
Total	100

Section 3 – Documentation Requirements



- Submittal and Format Requirements
- Technical Proposal
 - Overall Management Approach
 - Project Controls and Cost Tracking
 - Collaboration and Integration with City
 - Design Development and Management
 - Project Sequencing and Scheduling
 - Proposed Design

Section 3 – Documentation Requirements



- Performance Guarantee

Examples:

- Maximum/Minimum process inputs/outputs
- Power consumption and efficiency
- Consumables per hour/ million gallons per day/ etc.
- Equipment availability

Performance Criteria Report



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

Performance Criteria

- Preferred location within South Bay Boulevard site
- Site constraints (including coastal stream)
- Architecture/landscape
- Sitework, grading, and roads
- Demolition/decommissioning of existing wastewater treatment plant
- Electrical/HVAC including backup power and electrical service during construction
- Treatment process and mechanical equipment

General Requirements

- Meet all requirements as an integrated and whole facility
- Provide guarantees as specified for entire facility
- Minimize confined spaces in design
- Minimize intermediate pumping
- Consider selection of construction materials to maximize lifecycle benefit.
- Include corrosion control as a main criterion in detailed design
- Incorporate PG&E Savings by Design into design and maximize its incentives

Design Criteria

Raw wastewater flows and loading

- Facility Master Plan
- One Water Plan (confirmation – expecting design flows in 2 weeks)

Specify minimum production for recycled water (% influent)

- Injection wells: Groundwater recharge requirements Indirect Potable Reuse (IPR) per California Code of Regulation
- When flows exceed injection capacity: Outfall
 - Tertiary treated effluent
 - Tentative Order water quality requirements

Treatment Process Overview



	Alternatives	Comments
Screening	Rough and Fine or Intermediate	Screen size will vary based on technology selected; Odor control
Grit Removal		Odor control
Equalization		
Membrane Bioreactor	Secondary treatment (CAS or equivalent) with membrane filtration	
Reverse Osmosis	N/A	Groundwater recharge requirement
Ultraviolet Disinfection		Groundwater recharge requirement
Advanced oxidation		Groundwater recharge requirement

Operations/Administration Facilities



- “Scaled down” from Public Works Corporation Yard in Facilities Master Plan per Council direction
- Utilities division only, personnel associated with operation of the facility
- Operations building
- Maintenance building/shop
- Vehicle parking and covered storage

Proposed Allowances

- Identifying allowances in RFP allocates risk appropriately and reduces cost to City
- Cost escalation due to “early” contract award prior to funding award
- Environmental mitigation for unforeseen conditions from EIR or permitting

Proposed Review Schedule



RFP/Performance Criteria Review Meetings

- WRFCAC meeting January 4
- Special WRFCAC meeting January 11

Council Schedule

- Jan 16 - Special City Council Study Session
- Jan 23 - City Council review of shortlist and approval for RFP release

Questions and Discussion