

# Vista Ridge Integration Project Progressive Design-Build Services

**Linda Bevis, P.E.**

Manager – Water Resources/Vista Ridge Integration

**Diana L. Woltersdorf**

Manager – Contract Administration

**Marisol Robles**

SMWVB Program Administrator

March 24, 2017

SOQ Pre-Submittal Meeting



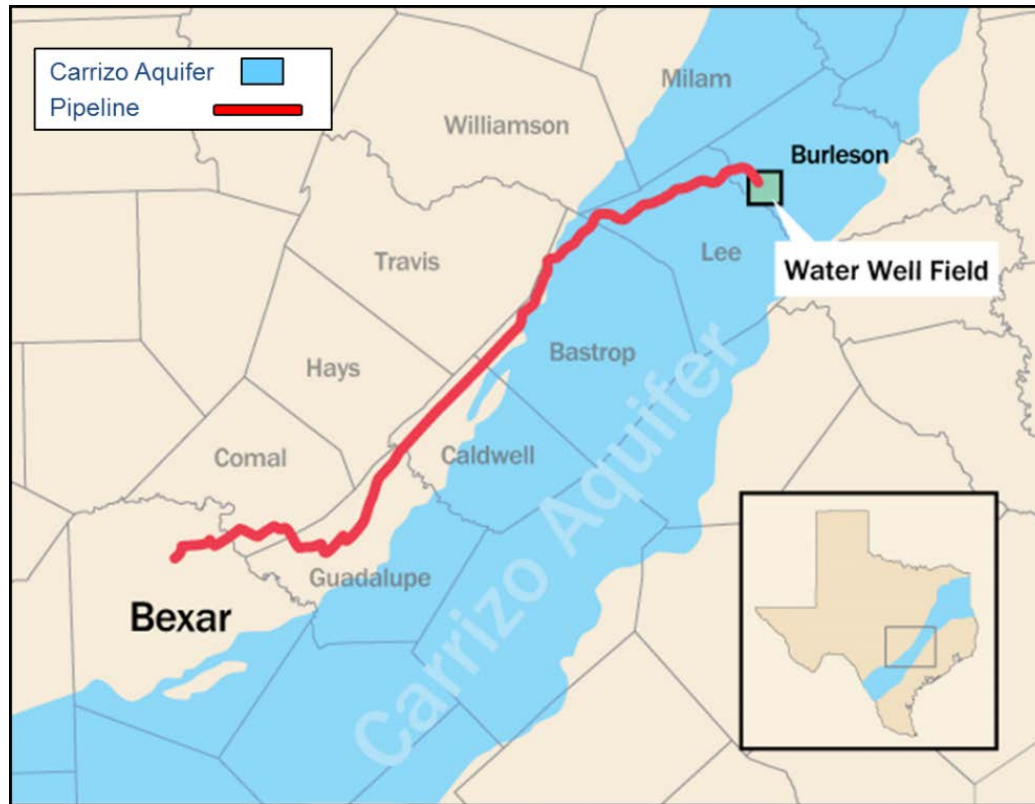
**Oral statements or discussion during the SOQ Pre-Submittal Meeting will not be binding, nor will they change or affect the RFQ or the terms or conditions of the contract. Changes, if any, will be addressed in writing only via an Addendum**

# Presentation Overview

- Project Background
- Timeline
- Alternative Procurement
- Key Scope Components
- Additional Information
- Questions

# Background

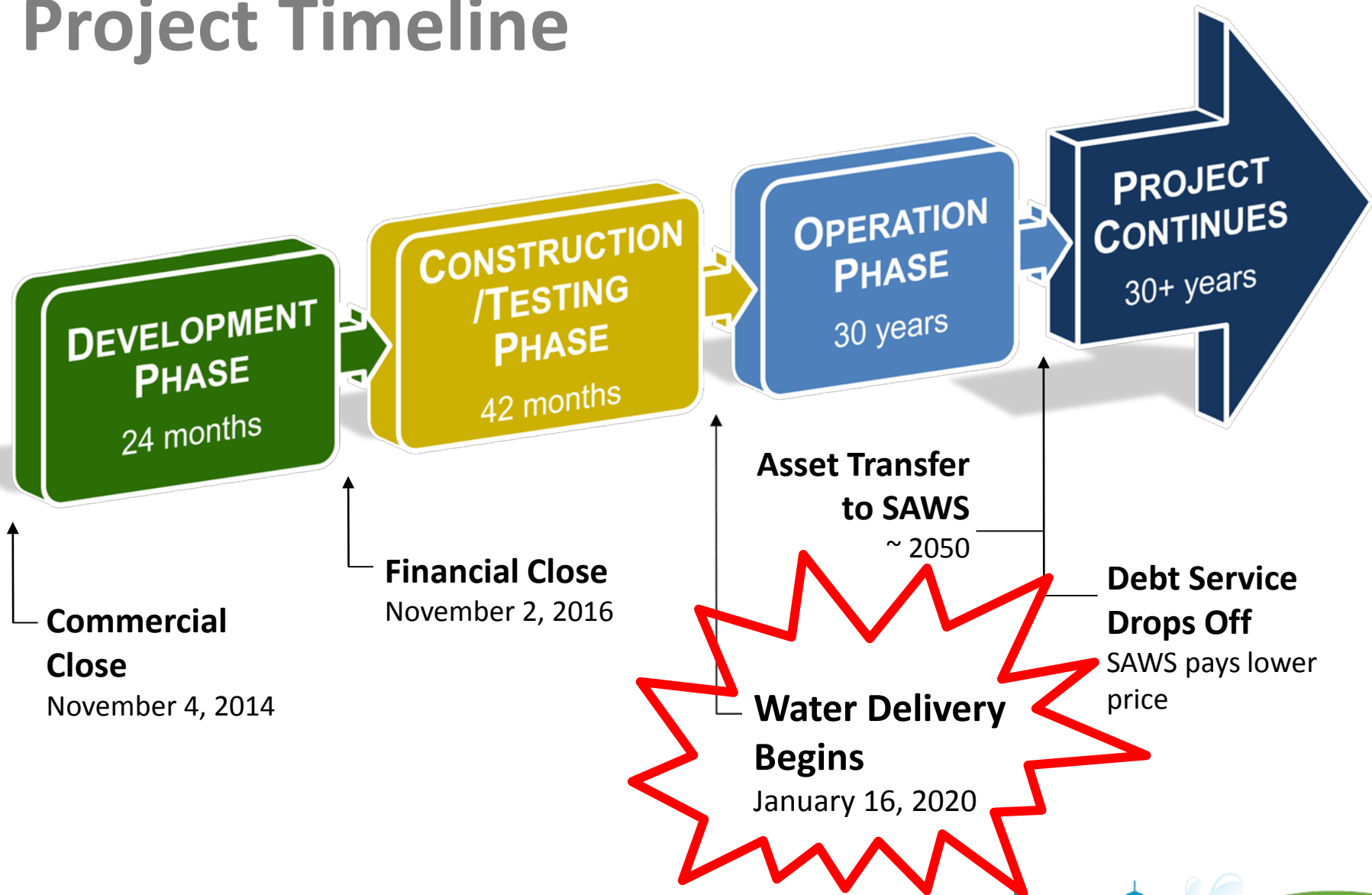
- Vista Ridge WTPA executed Nov 2014
- Water for our future!



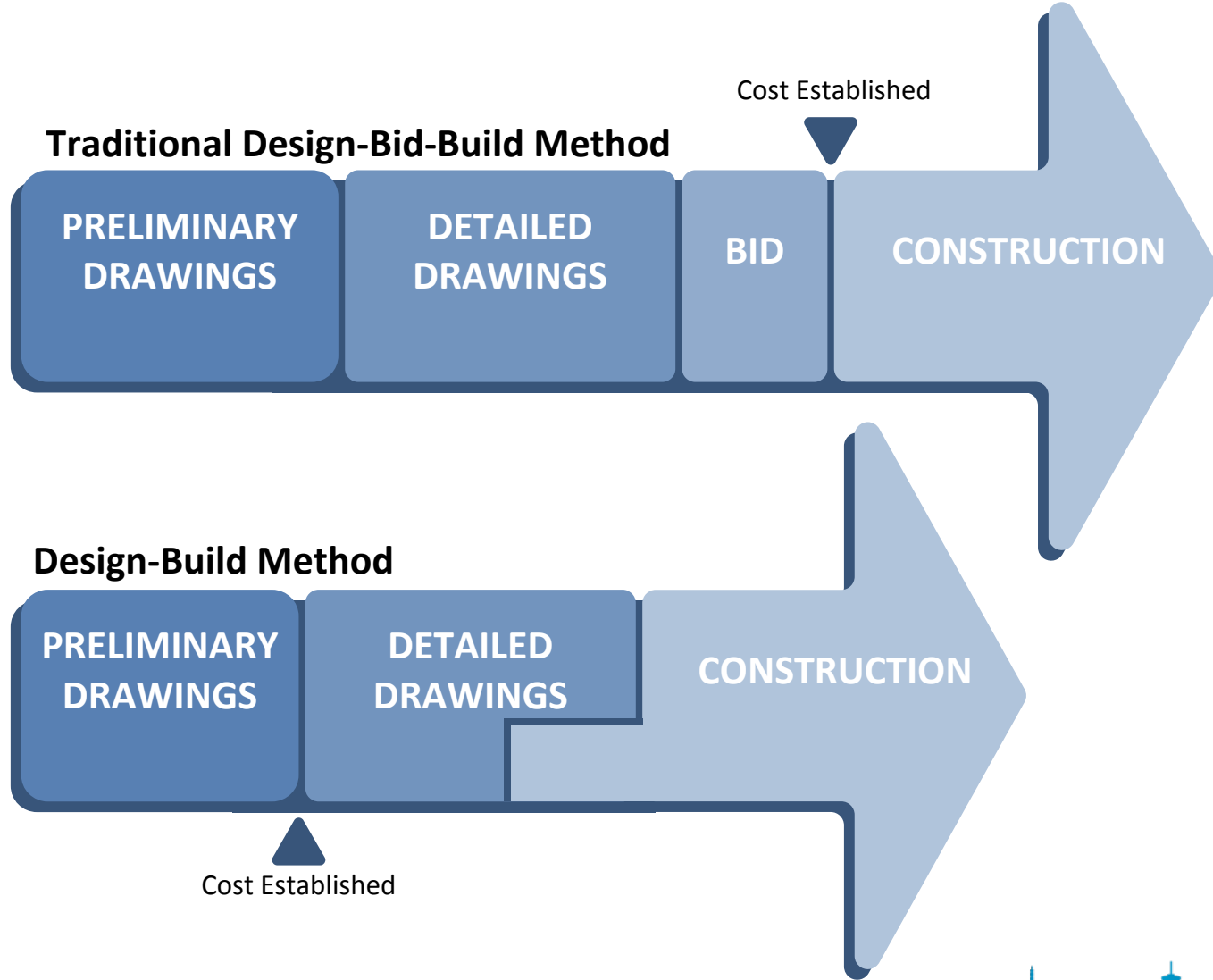
# Vista Ridge Supply Contract Provisions

- Vista Ridge delivers up to 50,000 ac-ft of water per year for 30 years beginning as early as 2020
- SAWS pays only for water made available
- Vista Ridge builds well-field infrastructure, pipeline and transfer facilities
- SAWS builds interconnection infrastructure
- Integration infrastructure must be completed within 1170 days of Vista Ridge Financial close

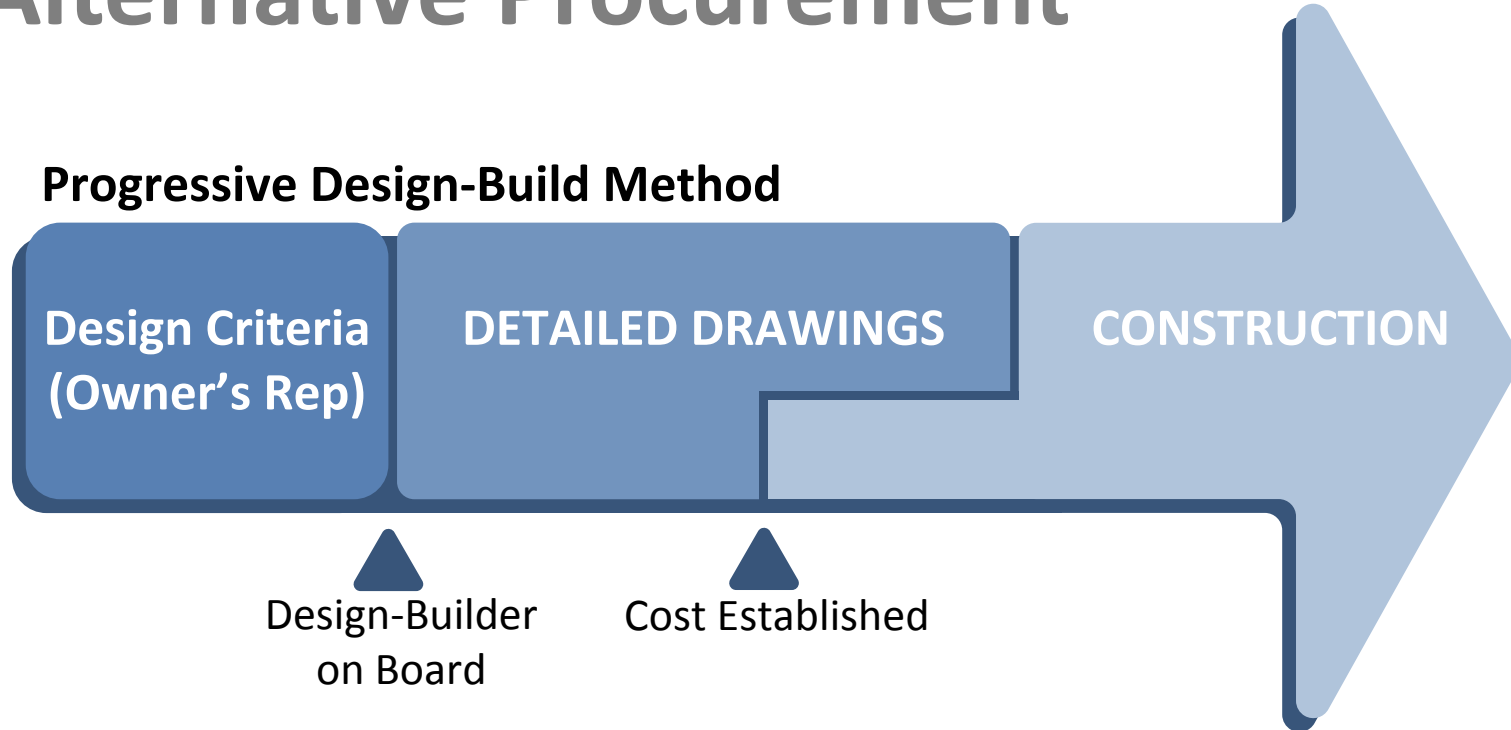
# Project Timeline



# Alternate Procurement Method



# Alternative Procurement



- Benefits
- Owner's Representative Requirement



# Owner's Representative Scope

## PM and CM services to be authorized with DB award

- Project Management Services
  - Schedule & Budget Development
  - Public Relations Support
  - Document Control
  - Integration Plan
  - Operations & Maintenance Manual
- Construction Management Services
  - Inspection & Construction Oversight
  - Start-up, Commissioning, & Testing Support

# OR: Key Scope Components

## Initial authorization for activity up to DB award

- Preliminary Engineering/Studies
  - Bench scale & Pipe loop study
  - Pipeline condition assessment
  - Routing study
  - Develop design criteria package (DCP)
  - Develop design & construction budget, EOPCC
  - Assist SAWS in Design-Build procurement

# Design Criteria Package

## Included in RFP

- Design Standards
- Construction Sequencing Limitations
- Pipeline Alignment Details
- Water Quality Goals

# PDB: Key Scope Components

## PM and CM services to be authorized with DB award

- PM Services
  - Budget/schedule control
  - Program standards
  - Develop O&M Plan
  - Operational plan for demand scenarios
- CM Services
  - Construction management, inspection and administration services
  - Develop testing protocol
  - Warranty walk-through

# Phase I: Pre-Construction Phase Services

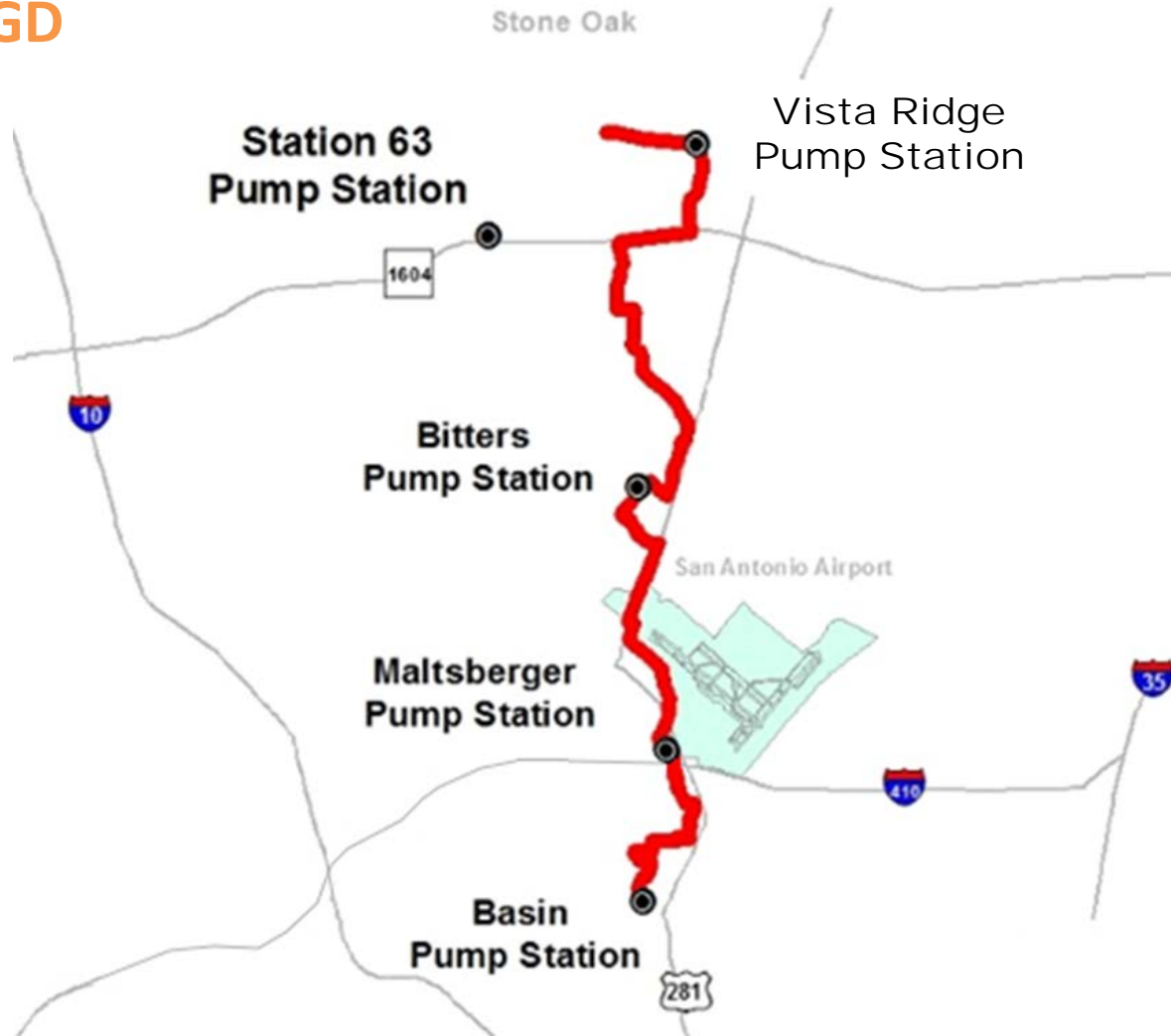
- Engineering Studies and Designs
  - Pipelines & Facilities
- Electrical Supply
- Early Work Packages
- SCADA /I&C Design & Integration Plan
- Construction Cost Estimate & Schedule
- Permit Coordination and Acquisition

# Phase II: Construction Phase Services

- Complete Design Documents
- Construction
  - New Pipeline
  - Pipe Rehab and/or Replacement
  - Water Treatment Facility
  - Ground Storage Tanks
- Construction Management
- Permit Coordination and Acquisition

# Planned Integration Route

~45 MGD



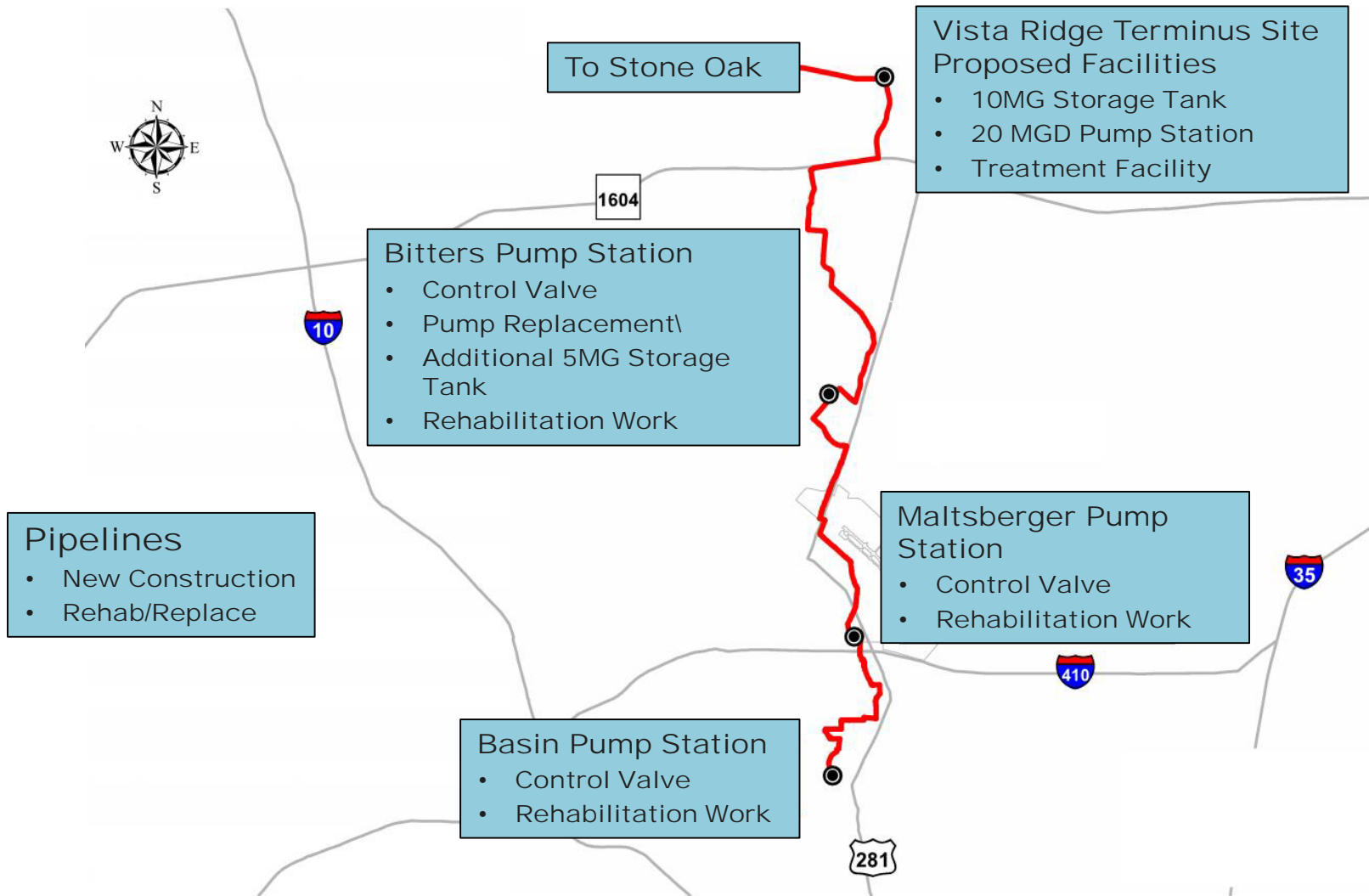
# Infrastructure Requirements

## Conceptual

- Treatment facilities
- New Pump Station
- Ground Storage Tanks
  - 10 MG @ Terminus, 5 MG @ Bitters PS
- Control Valves, Pumps, SCADA
  - Upgrades at existing pump stations
- Pipelines
  - Rehab/replace
  - New construction

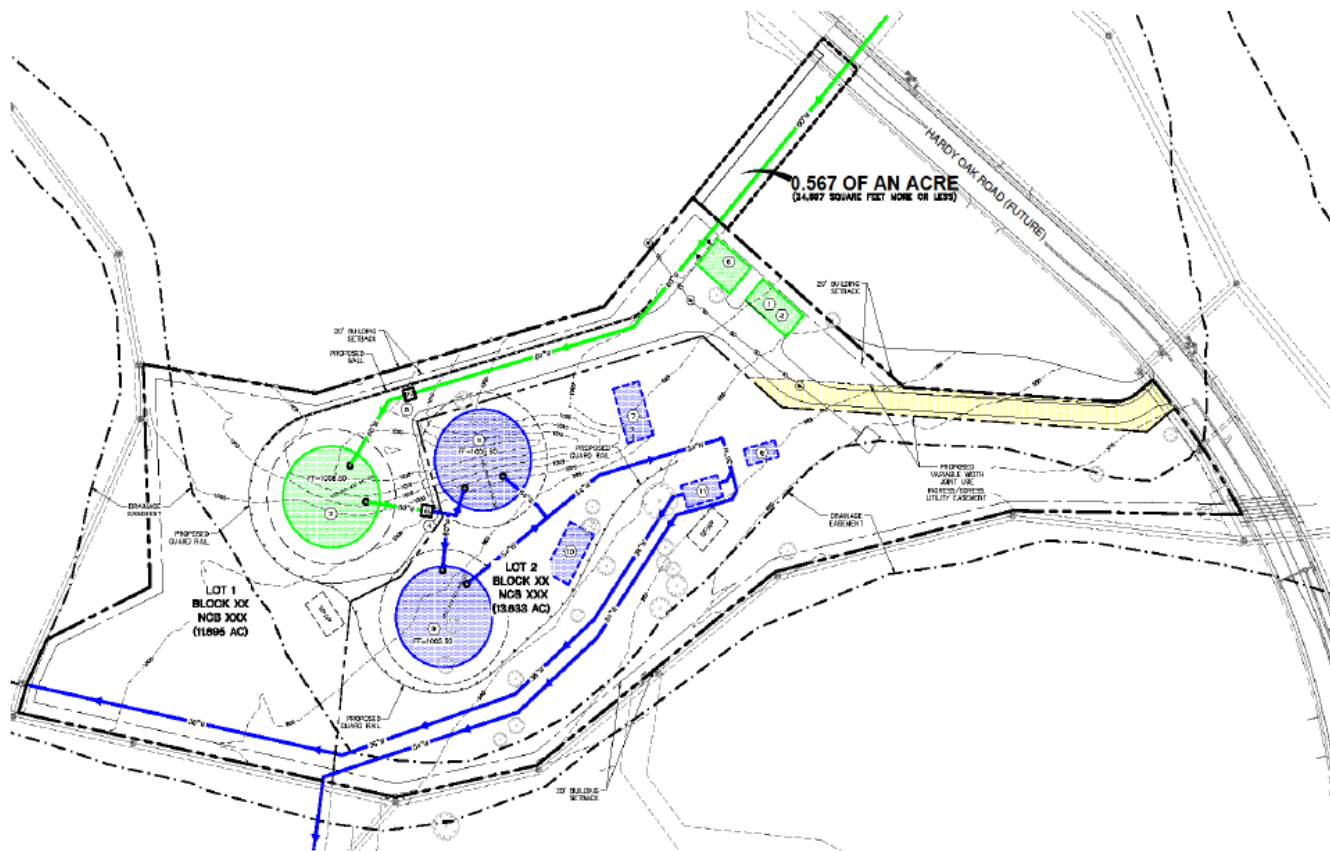


# Infrastructure Requirements



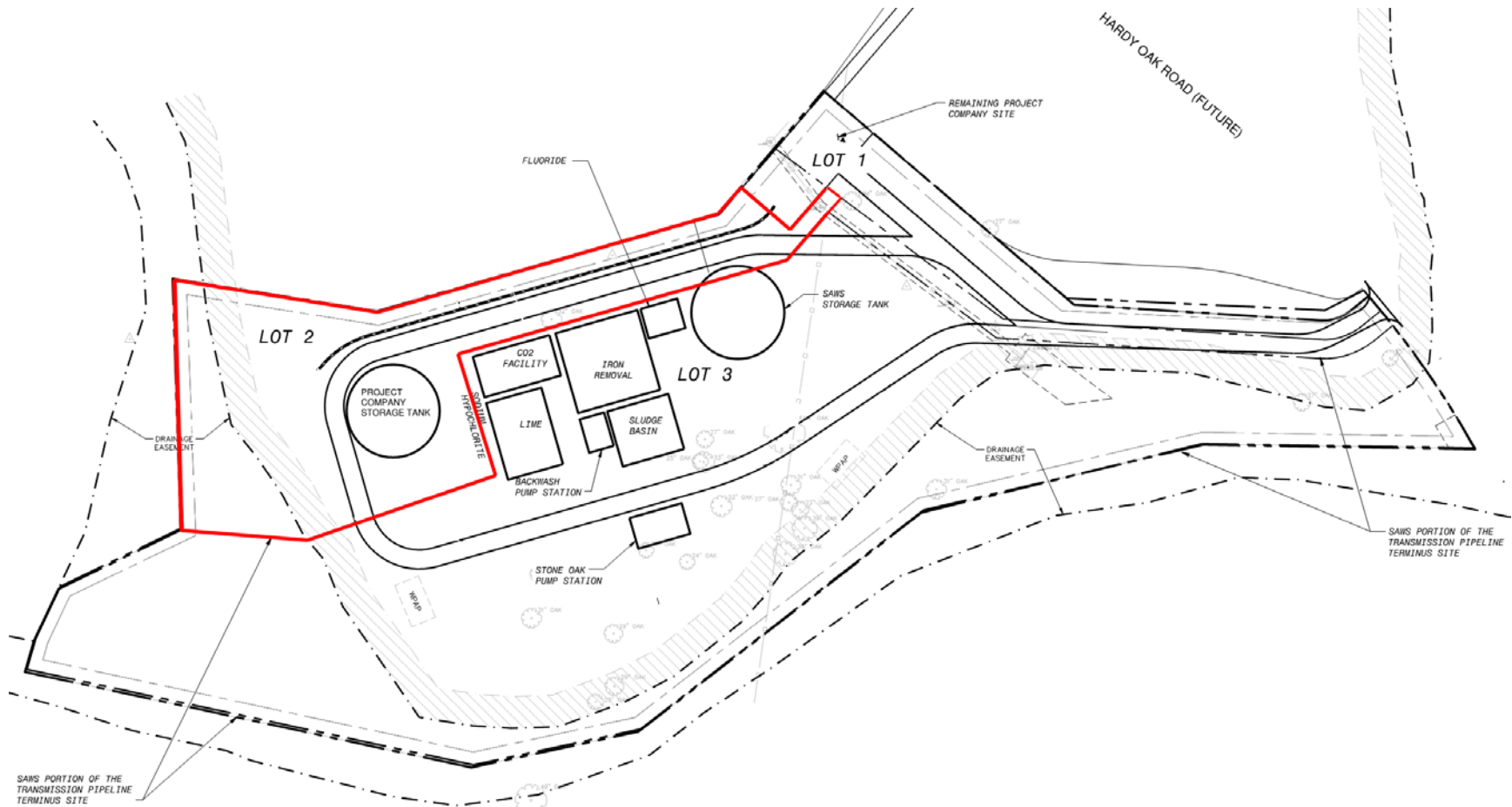
# Terminus Site –Conceptual Layout

## Early Planning Phase



# Terminus Site – Conceptual Layout

## Potential Financial Benefit



# Bitters PS

13535 West Avenue



# Maltsberger PS

8910 Jones Maltsberger Rd.



# Basin PS

7110 Basin Dr.



# Key Elements of the Solicitation

- Additional Contract Requirements
- Small Minority, Woman, and Veteran owned Business (SMWVB) Evaluation/Requirements
- Selection Process
- Evaluation Criteria
- Submitting a Response
- Communication Reminders
- Key Dates
- Submission Due Date

# Additional Requirements

- Lead Designer and Lead Contractor must be licensed to perform work in Texas and certify such to provide to SAWS
- Previous Design-Build Experience (similar size and scope)
- Insurance
  - Reference Exhibit “B” of the RFQ and discuss with insurance agent
- Bonding
  - Performance and Payment Bonds will be required before construction
- TWDB Requirements
  - SAWS is currently in discussion with TWDB
- Prevailing Wage Rate
  - Project will require certified payroll submission on a weekly basis using LCP Tracker software
  - Wage decisions will be provided with the RFP



# SMWVB Evaluation

- A Good Faith Effort Plan is not required with the RFQ
- Instead, SAWS is seeking information on the following:
  - Methods or programs firm/team utilized or created to promote SMWVB utilization (3 pts)
  - Efforts the firm/team will make to reach out to local SMWVB firms (3 pts)
  - Plan to package various work elements to facilitate SMWVB participation (3 pts)
  - Describe SMWVB assistance programs such as bonding, insurance, etc. (3 pts)
  - Firm/team approach to balance goals/commitments and possible shortfalls (3 pts)

# SMWVB Requirements

- SMWB goal for shortlisted firms asked to submit as part of the RFP (for design and construction): 30% of the overall contract value.
  - All subcontractors listed in the RFP Good Faith Effort Plan should also be identified on the Staffing Plan/Organizational Chart, and may not change once submitted, except to add previously unidentified subconsultants. Both SMWVBs and Non-SMWVBs need to be listed.
- Payments made to subconsultants, subcontractors, and suppliers (SMWVBs *and* Non-SMWBS) will be reported using SAWS' Subcontractor Payment and Utilization Reporting (S.P.U.R.) System. This is a contractual requirement.
- For the RFP, SMWVB-certified firms need to have a local-area office or equipment yard, must be "SBE", and need to be certified through the SCTRCA or Texas HUB.

# Selection Process

## Two Steps

- Requests for Qualifications (RFQ) issued
- Proposals will be reviewed for responsiveness
  - Outside advisors may be asked to assist in the review
- References will be contacted by SAWS and/or outside advisors
- Evaluation Committee will score the submittals based on published evaluation criteria
- Request for Proposals (RFP) issued to short-listed firms
- Meetings/Interviews with short-listed firms

# Evaluation Criteria

CRITERIA	MAX POINTS	MAX PAGES
Project Team	20	20
Project Approach	35	10*
Comparable Experience	15	10
Quality Assurance/Quality Control	15	5
Small, Minority, Woman, and Veteran Owned Businesses (SMWVB)	15	5
TOTAL	100	50

## Financial Resources (Pass/Fail)

\*Report examples do not count toward the maximum page count

# Evaluation Criteria

- Project Team (20 pts)
  - Key Personnel
    - Organizational chart with percentage of time and succession plan (minimum of key personnel identified within the RFQ)
    - Resumes (not > than 1 page)
  - Design Team (experience as it relates to scope, coordination experience, DB and/or alternative delivery experience, schedule/quality ,QC process, and identify lead designer)
  - Construction Team (experience, DB and/or alternative delivery experience working with design firm, schedule/quality, subcontract management and identify lead contractor)

# Evaluation Criteria

- Project Approach (35 pts)
  - Understanding of Project and Improvements
  - General Management (key details)
  - Design Approach
    - Including specialized skills or special considerations
  - Construction Approach
    - Including specialized skills or special considerations

# Evaluation Criteria

- Comparable Experience (15 pts)
  - Past Project Experience of Design Team
    - 3 projects within the last 10 years for Design Team
  - References for Design Team
    - To correspond with the 3 projects identified for Design Team
  - References for the Individual Project Manager- Design
    - Does not need to match Design Team references, but can be repeated
  - Past Project Experience of Construction Team
    - 3 projects within the last 10 years for Construction Team
  - References for Construction Team
    - To correspond with the 3 projects identified for the Construction Team
  - References for Individual Project Manager-Construction
    - Does not need to match Construction Team references, but can be repeated
- All references must be previously verified

# Evaluation Criteria

- Quality Assurance/Quality Control (15 pts)
  - Summary of quality management processes
  - Design Phase
  - Construction Phase
- SMWVB (15 pts)
- Financial Resources (Pass/Fail)
  - Financial statement
  - Should be labeled as confidential



# Submitting a Response

- Hard copy submittals only
  - 1 original, 9 copies and 2 CDs
- Table of Contents
- Submittal Checklist
- Respondent Questionnaire
  - Acknowledgement of Security Procedures and Addendums
- Conflict of Interest Questionnaire
- Qualifications in narrative format (Project Team, Project Approach, Comparable Experience, QA/QC, SMWVB)
- Financial Statements (3 years)
- Proof of Bonding
  - Letter from surety verifying minimum bonding capacity
- Proof of Insurability
  - Certificates of Insurance/Letter from Insurer

# Submitting a Response

## Helpful Reminders

- Read over SAWS Objectives for Delivery for this project
- Thoroughly read the RFQ prior to preparing proposal
- Maximize points by addressing all items in the order as they are identified in the RFQ (pages 10-17)
- Be very specific and avoid “boiler plate” responses
- Contact the SMWVB Program Manager for assistance, if necessary
- Responses are limited to 50 pages
  - Cover letters, required forms, SMWVB documentation, report examples, safety procedures plans and tab dividers do not count towards the page count)
- Ensure that references are verified, which includes name, phone number, email, especially if an extended amount of time has passed

# Key Dates

- March 28, 2017 by 4:00 p.m.      **Receipt of Written Questions Due**
- March 31, 2017 by 4:00 p.m.      **Addendum Posted to Website**
- April 7, 2017 by 2:00 p.m.        **Submittals Due**
- April 8-21, 2017                      **Submittals Evaluated**
- April 24, 2017                         **RFP Issued to Short-listed firms (w/DCP)**
- June 30, 2017                         **Proposals Due**
- July 19-21, 2017                      **Meetings/Interviews**
- July 2017                                 **Selected Firm Notified**
- September 12, 2017                  **SAWS Board Approval and Award**
- September 2017                        **Non-Selection Notice Mailed**

Please note that dates are subject to change without notice

# Submission Due Date

- Responses due no later than 2:00 p.m. CST Friday, April 7
- Follow specific delivery instructions
  - Deliver to 2800 U.S. Highway 281 North, Suite 171, Customer Service Building
  - Make arrangements if mailing a response to this RFQ
  - Late responses will not be accepted and will be returned unopened

# Communication Reminders

- There should not be any communication regarding this solicitation with the following:
  - SAWS Project Manager
  - SAWS Technical Representative
  - Any other SAWS staff, managers, directors, or VPs
  - City Council member or staff
  - SAWS Board of Trustees
- This includes phone calls, emails, letters, or any direct or indirect discussion of the RFQ
- Release of RFQ- Board Award
  - Including when the RFP is issued to short-listed firms
- If under contract with SAWS for another project, please indicate you intend to submit/have submitted for this RFQ; but refrain from discussing

# SMWVB Questions

- Questions related to the SMWVB Program or scoring of the RFQ may be directed to SAWS' SMWVB Program Manager, up until the RFQ is due. Her contact information is as follows:

**Marisol V. Robles**

Contract Administration Department

San Antonio Water System

Email Address: [Marisol.Robles@saws.org](mailto:Marisol.Robles@saws.org)

Telephone No.: 210-233-3420

# Respondent Questions

- Must be submitted no later than March 28, 2017 by 4:00 PM in writing, via email, to:

**\*Diana L. Woltersdorf**

Contract Administration Department

San Antonio Water System

[Diana.Woltersdorf@saws.org](mailto:Diana.Woltersdorf@saws.org)

\*In addition to Gina Cappa at [Gina.Cappa@saws.org](mailto:Gina.Cappa@saws.org) as changed via Addendum 3/23/17