

2023 Mechanical, Electrical, Plumbing (MEP) Engineering Design Services Work Order Contract RFQ PS-00147

Chris Wilcut, CEM

Energy Manager

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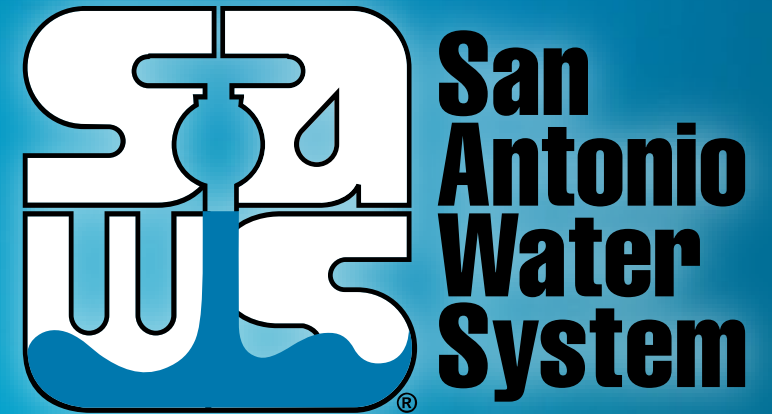
Project Manager – Plants and Major Projects

Marisol V. Robles

Manager – SMWVB Program

Lindsay Esquivel

Contract Administrator



Non- Mandatory Pre-Submittal Meeting
January 23, 2022

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General Information and Reminders

- Stay muted during the entire presentation.
- Sign-in using the chat
 - Name, Company, Email Address
- Ask questions at any time during the presentation utilizing the chat. Questions will be addressed at the end of the presentation.
 - Ensure to direct your questions to the entire group by selecting everyone from the drop down.
 - All formal responses to questions will be provided via an Addendum.
- Audio only attendees may follow along on the presentation that has been posted to the SAWS solicitation website.

Oral Statements

Oral statements or discussions during this Pre-submittal Conference will not be binding, nor will they change or affect the RFQ or the terms and conditions of the contract. Changes, if any, will be addressed in writing only via an Addendum.

Agenda

- Objective
- SMWB Requirements
- Communication Reminders
- Solicitation Schedule
- Respondent Questions
- Addenda
- Submitting a Response
- Submittal Deadline
- Scoring Criteria
- Selection Process
- Team Member Changes
- Project Necessity & Scope of Services
- SAWS District Cooling System (DCS) Background
- SAWS' District Cooling System (DCS) Summary
- SAWS DCS Capital Expenditure Plan
- Summary of Main CapEx Projects by Plant
- Key Considerations
- Questions

Objective

SAWS is pursuing professional engineering services to be performed by a qualified professional engineering firm(s). The selected firm shall provide mechanical, electrical, and plumbing (MEP) services responding to cooling facility needs as well as other SAWS facilities. Engineering services required include planning, engineering evaluations, studies, reports, preliminary engineering, design, bid, construction, start-up and commissioning, and overall project management services for the design and construction of the Project.

Objective

- SAWS may elect to award a contract to 1 or more consultants
- The contract(s) are expected to be a initial 4 Year Term or until funds are exhausted, whichever comes first *
- The contract (s)will include a 1-year optional extension*
- The total budget for the contracts will be \$5 Million*

*Note Addendum will be issued with these changes

Mandatory SMWB Goal

Mandatory SMWB Goal	Description
23%*	All-or-nothing SMWB points, based on meeting the mandatory goal.**

*23% of the value of the contract.

**The goal is based on actual availability of M/WBEs specifically for this contract, according to the scopes of work.

SMWB Scoring Method

- 15 Points (by percentage) for meeting or exceeding the stated mandatory SMWB goal of 23%.
- The goal is based on actual availability of M/WBEs specifically for this contract, according to the scopes of work.
- Not meeting the goal = 0 SMWB Points.
- Firms that do not meet the goal will not be disqualified if proof of outreach to SMWBs is provided at the time the submittal is due.
- Failure to provide proof of outreach to SMWBs may result in disqualification.
- Methods of outreach prescribed in the solicitation.

SMWB Requirements

- South Central Texas Regional Certification Agency (SBE, MBE, WBE)
- Small Business Enterprise (SBE) certification required or Texas H.U.B. in lieu of SBE certification.
- Office in Bexar, Comal, Guadalupe, Hays, Travis, or Williamson county.
- All firms in the Organizational Chart must also be listed in the Good Faith Effort Plan.

Post Award: Subcontractor Payment & Utilization Reporting (S.P.U.R.) System

WWW.SAWS.SMWBE.COM



The screenshot shows the homepage of the S.P.U.R. system. At the top left is the San Antonio Water System logo. To its right are links for "OUR MAIN SITE" and "CONTACT SUPPORT". The main heading is "Subcontractor Payment & Utilization Reporting System" with a "Log In" button below it. Below the heading are three columns of links: "System Training" (Training), "About the System" (Information for Vendors), and "Account Access" (Account Lookup, Forgot Password). At the bottom, a footer states: "The Subcontractor Payment & Utilization Reporting System is powered by B2Gnow Software © Copyright 2018."

- Used to track actual payments to all subconsultants.
- Used to request changes to team.

SMWB Questions

Questions related to the SMWB Program, the Good Faith Effort Plan (GFEP), or finding certified subconsultants may be directed to the SMWB Program Manager until the RFQ is due.

Marisol V. Robles

SMWB Program Manager

Email: Marisol.Robles@saws.org

Telephone: 210-233-3420

Communication Reminders

- No communication regarding the RFQ with the following:
 - SAWS Project Manager
 - Any other SAWS staff, managers, directors or VPs
 - City Council member or staff
 - SAWS Board of Trustees
- No phone calls, emails, letters, direct/indirect discussion of the RFQ
 - If submitting for the RFQ and/or doing work for SAWS, indicate this when speaking with SAWS staff, but refrain from discussing the RFQ
- This applies from release of the RFQ to Board Award

Solicitation Schedule

MILESTONE	DATE / TIME
Questions Due	January 26, 2023 @ 4:00 PM CST
Answers Posted	February 1, 2023 @ 4:00 PM CST
Submittals Due	February 8, 2023 @ 2:00 PM CST
Interviews (if necessary)	March 2023
Notification of Award / Contract Negotiations	March 2023
Board Award	April 7, 2023
Start Work	April 2023

**The dates listed above are subject to change without notice.

Respondent Questions

Must be submitted in writing via e-mail no later than January 26, 2023 at 4:00 pm (CST) to:

Lindsay Esquivel

Contract Administration Department

San Antonio Water System

Lindsay.Esquivel@saws.org

Phone: 210-233-3409

Addenda

- Addendum I posted to SAWS website January 20
 - Includes a form to complete by potential Respondents (and/or their team) to be sent to Lindsay Esquivel in order to obtain access to the District Cooling Business Strategy Consulting Services Report prepared by Jacobs Engineering
 - The form is also posted on the SAWS website
- Register as a vendor with SAWS Vendor Registration and Notification.
- More than one addendum may be posted on the SAWS website.
- Check SAWS website often and prior to submitting your proposal.
- Known addendum changes are:
 - Responses to questions
 - Clarifications/changes to RFQ

Submitting a Response

Helpful Reminders

- Thoroughly read the RFQ document prior to submitting your proposal.
- Utilize the Submittal Response Checklist.
- Maximize points by addressing all items in the order they are identified in the RFQ.
- Be specific; avoid “boiler plate” responses.
- Contact the SMWB Program Manager for assistance, if necessary.
- Perform a thorough QA/QC on your proposal prior to submitting.
- Page limit of **fourteen (14)** pages.
- Required forms do not count toward the page limit.

Submittal Deadline

- Submit electronic copy (ONLY) to contracting@saws.org.
- Submittal deadline is **February 8, 2023, 2:00 PM (CST)**.
- “**PS-00147_2023 Mechanical, Electrical, Plumbing (MEP) Engineering Design Services Work Order Contract RFQ Response**” and name of Respondent on the subject line of the email.
- Email size limit of 10MB.
- One (1) pdf searchable file with bookmarks.
- SAWWS recommends submitting the proposal at least two (2) hours prior to the deadline.
- Late responses will not be accepted and will not be opened.

Scoring Criteria

Criteria	Points
Team Experience and Qualifications	30
Similar Projects and Past Performance	25
Project Understanding and Approach	30
Small, Minority, and Woman-owned Business Participation	15
TOTAL	100%

* See solicitation for additional details of each criteria.

Scoring Criteria - Team Experience and Qualifications

- Provide Organizational Chart (1 page)
 - Should include all key team members (including key sub-consultants).
 - Including five (5) Key Personnel who will work on the project.
 - Examples of key personnel include but not limited to Project Manager, QA/QC Lead, Technical Leads, Electrical, I&C, and Structural Design, Site Civil, Permitting Lead, Lead Scheduler, and Lead Estimator.
- Provide a one (1) page resume for each proposed Key Personnel, (limit 5 pages)
 - The Project Manager should be the first resume.
 - Include three (3) similar projects in the past ten (10) years and provide a detailed description of project experience and role in the project relevant to this RFQ scope of services.
 - Provide a list of active projects that each Key Personnel is currently assigned for the duration of the project to include time allocated to each project.

Scoring Criteria - Team Experience and Qualifications (cont.)

- Describe the composition of the team (prime, key subconsultants and other subconsultants), their role and responsibilities. (1 page limit)
- Complete the Team Experience and Qualifications Evaluation Criteria form, with availability, time commitment percentages, etc.
 - No additional narrative is needed.

Scoring Criteria - Similar Projects and Past Performance

- Utilize fillable Evaluation Criteria forms provided in RFQ:
 - Identify three (3) Completed Relevant Projects in the last ten (10) Years in which Respondent has performed services similar to those sought in this RFQ.
 - Key Personnel excluding the PM shall have participated in at least two (2) of the three projects submitted.
 - Provide OPCC cost information for the three (3) completed projects submitted in Section I

Scoring Criteria - Project Understanding and Approach

- Provide a detailed project approach explaining how your firm would technically execute and complete the services sought in this RFQ (3-page limit).
 - Innovative approaches, ideas, and recommendations in the approach.
- Provide responses to the following (2 page limit):
 - Familiarity with SAWS facilities and infrastructure.
 - Approach for responding to SAWS request and providing scope and fee proposals in a timely manner.
 - Team Approach to preparing deliverables to meet deadlines associated with fast-track SAWS request without compromising the quality of deliverables and project schedule.
 - Schedule recovery approach relative to schedule maintenance

Scoring Criteria - Project Understanding and Approach (cont.)

- Approach to local and regional market conditions influencing design and construction affecting project costs
- Understanding of coordination requirements with customer responsiveness
- Approach for regulatory and permitting agencies to ensure buy-in and approval
- Respond to the following (2 page limit):
 - Project specific and unique QA/QC and risk management strategies
 - How project risks identified, monitored and mitigated
 - Risk identification, tracking and resolution
 - Independent QA/QC reviews to ensure biddable, permittable, constructible, etc.
 - Accuracy of OPCCs and familiarity with AACE practices (how prepare, methods, etc.)
 - Familiarity with use of RS means cost estimates used for Change Orders

Selection Process

- Technical Evaluation Committee (TEC) will score the proposals based on the evaluation criteria published in the RFQ
- SMWVB Manager will score
- Selection Evaluation Committee reviews final combined scores and recommends a firm
- Interviews, if necessary
- Contract Negotiations
- Board award

Team Member Changes

Section II.A.4 of the RFQ

- During the evaluation period and up until award, if there is a change to any key team members in Respondent's organizational chart, Respondent shall notify SAWS, in writing as soon as possible regardless of whether it is the prime consultant's employee or an employee of a subconsultant.
 - At SAWS sole discretion, SAWS may allow Respondent to replace the key team member with an alternate member who possesses equal or better qualifications and experience.
- As outlined in SAWS' Ethics Policy, a former SAWS employee may not serve in a lead role as a key team member and/or participate in the negotiation of the contract for two (2) years from termination of employment from SAWS.
 - Failure to adhere to this policy may result in the Respondent's proposal being found non-responsive or a reduction in points during the technical scoring of the proposal.

Project Necessity & Scope of Services

- The SAWS District Cooling System (DCS) Business Strategy has recently been completed and includes a Capital Expenditure Plan for the rehabilitation and growth of the existing chilled water infrastructure.
- The project will fund engineering design services to evaluate, rehabilitate, improve/upgrade, modify, add/demolish, replace, and expand facilities and equipment for SAWS' cooling system to support the recommendations being implemented as a result of the DCS Business Strategy.

SAWS District Cooling System (DCS) Background

2019
Exploring
business
options

Q1 2021
Commit to
SAWS
ownership and
growth of DCS

Aug 2022
Complete
Business Strategy
and develop
CapEx

Mar 2020
Contract w/
FVB to
perform
Business
Case

Jul 2021
Contract w/
Jacobs to
perform
Business
Strategy

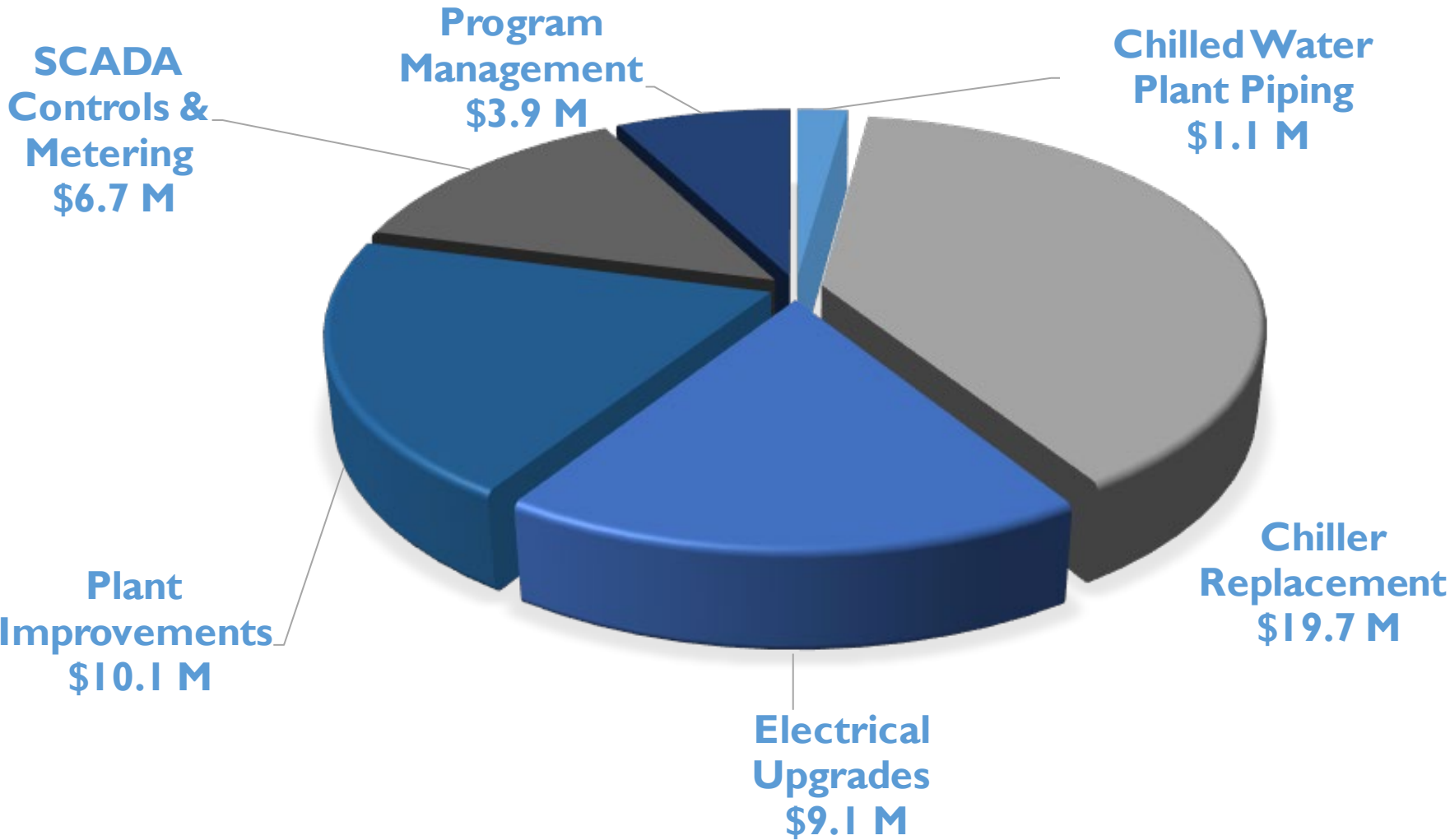
Today
System growth
& CapEX
implementation

SAWS' District Cooling System (DCS) Summary

- **Downtown**
 - 21 total customers
 - 20k tons of cooling capacity
 - 70% City owned
 - Alamodome, Convention Center, Grand Hyatt
- **Port SA**
 - 5 total customers
 - 4,500 tons of cooling capacity
 - 75% private owned
 - Boeing, Chromalloy, Standard Aero, USAF



SAWS DCS Capital Expenditure Plan



Summary of Main CapEx Projects by Plant

Commerce St (DT)	Cherry St (DT)	Bldg. 356 (PSA)	Bldg. 1625 (PSA)
Chiller Replacement	Chiller Replacement	Chiller Replacement	Chiller Replacement
Electrical Switchgear / MCC Feeders	Automation Optimization	Electrical Switchgear / MCC Feeders	Electrical Switchgear / MCC Feeders
Automation Optimization		Automation Optimization	Automation Optimization
Metering Upgrades		Metering Upgrades	Cooling Tower Replacement

Key Considerations

- Projects to be managed, designed, and constructed with highest regard for cost, schedule, and quality
- Projects will be assigned as-needed, and will be requested on a work order basis
- Coordination with Jacobs Engineering (program manager)
- Electrical designs likely to be first project(s)
- Jacobs to provide fundamental design criteria for electrical projects

Key Considerations

- Coordination with CPS Energy
- Coordination with customers, as needed
- Expedited project delivery schedules
- Contract Documents - Quality and attention to detail
- QMP - QA/QC of work, including sub-consultant's work

QUESTIONS?

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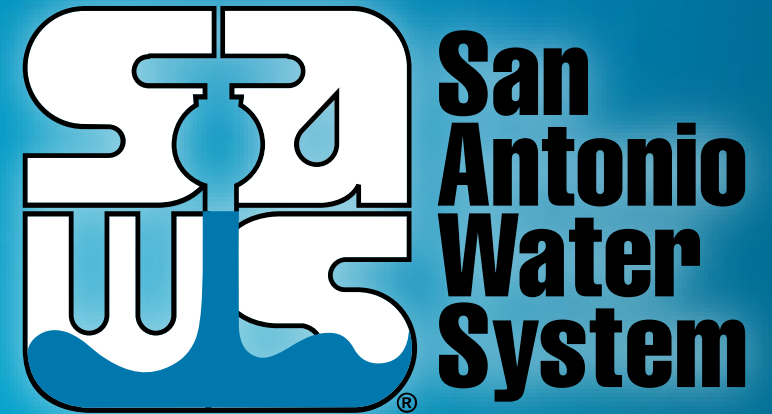
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