

East Houston St. Ground Storage Tank Rehabilitation Project, Solicitation #CO-0065 I, RFCSP

Lee Bausinger, P.E.

Project Engineering, Operations Support

Susan Rodriguez

Contract Administrator

Marisol V. Robles

SMWB Program Manager

V. Ryan Sowa, P.E.

Project Engineer of Record, Kimley-Horn and Associates, Inc.



Mandatory Pre-Proposal
Meeting

May 9, 2023

MAKING SAN ANTONIO
WATERFUL

WebEx Meeting Information

- 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 discussion during the pre-proposal meeting will not be binding, nor will it change or affect the terms or conditions within the Plans and Specifications for this Project. Changes, if any, will be addressed only via an Addendum

Meeting Agenda

- Project Overview
- Key Project Information
- SMWB
- Contract Requirements
- Evaluation Process
- Proposal Packet Preparation
- Evaluation Criteria
- Additional Reminders
- Communication Reminders
- Solicitation Schedule
- Site Visit
- Submission Due Date
- Project Overview
- Questions

Project Overview

Sealed proposals are requested by the San Antonio Water System for the rehabilitation and construction of 1.0 million gallon East Houston St. Ground Storage Tank Rehabilitation Project, SAWS Job No. 22-0106

Key Project Information

- This is a mandatory pre-proposal meeting
 - In order to submit a proposal for this project the company must attend this pre-proposal meeting and the site visit.
- Procured under Chapter 2269 of Texas Government Code as a Request for Competitive Sealed Proposals (RFCSP)
- An Engineering Report is available on the SAWS' website with execution of a disclaimer
- Contract duration is 285 calendar days
- Construction cost estimate is approximately \$2,000,000.00

SMWVB

10 points may be earned for SMWVB participation as indicated on the SIR (Pages SIR-9 through SIR-12)

Industry	Mandatory SMWVB Goal
Construction	16%

The mandatory SMWVB goal is expressed as 16% of your total price proposal

SMWB Scoring

- SMWB Scoring Method: 10 Points (by percentage) for meeting or exceeding the stated mandatory SMWB goal.
- Failure to meet the mandatory goal will not result in disqualification if proof of Good Faith Outreach Efforts is included with the Respondent's submittal.

Good Faith Effort Plan (GFEP) FAQs

- **Q: Is the 16% SMWB goal mandatory?**

A: Yes. Failure to meet the mandatory goal will not result in disqualification if proof of Good Faith Outreach Efforts is included with the Respondent's submittal. No SMWB points will be earned if the mandatory goal is not met.

- **Q: What if I am having trouble finding SMWB subcontractors?**

A: The SCTRCA has a search portal at www.sctrca.sctrca.org that is Excel-exportable.

- **Q: What if my business is SMWB-certified? Do I need to find SMWB subs?**

A: If your firm is SMWB-certified, you will most likely meet the goal. However, the GFEP is a required document, and a good faith outreach effort is still necessary if the prime will use subcontractors and suppliers.

- **Q: Do I need to include all my subcontractors in the GFEP or just those that qualify towards the SMWB goal?**

A: **All** subcontractors and suppliers (both SMWB and non-SMWB) need to be included in the GFEP.

- **Q: What if I have questions about the GFEP?**

A: Please contact the SMWVB Program Manager at 210-233-3420, or at Marisol.Robles@saws.org. GFEP questions can be asked at any time before the submittal is due.

Minimum Qualifications for SMWB recognition

- **South Central Texas Regional Certification Agency**
 - SBE-Certified (includes MBEs and WBEs) or HUB-certified
- **Local office or local equipment yard in one of the following counties:** Bexar, Comal, Guadalupe, Hays, Travis, and Williamson.

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

- 1. Subcontractor & Supplier Payment Tracking
- 2. Subcontractor and Supplier Additions or Substitutions
- 3. Must be Current and Accurate before Retainage is released

<https://saws.smwbe.com>



Contract Requirements

- Prevailing Wage Rate and Labor Standards – Section 2.10 of the General Conditions
 - Certified payroll to be submitted on weekly basis for the duration of the project
 - Wage decisions are included within the specifications
 - Contractors to utilize LCP Tracker
 - Site visits are random and unannounced
 - Interviews will be conducted and will be private & confidential
 - Payroll records are subject to review
 - All apprenticeship programs will need to be approved by Department of Labor prior to starting
 - Contractors are responsible for sub-contractor payroll
 - Late payrolls may delay contractor payments and release of retainage from SAWS

Contract Requirements

- Insurance requirements are found in Section 5.7 of the GCs Supplemental Conditions
 - Pollution Liability and Installation Floater in lieu of Builder's Risk
- Selected contractor's insurance must be compliant with all other contracts
- SAWWS will request insurance certificate prior to Board award to ensure insurance compliance and to assist in expediting execution of the contract
- Selected contractor must ensure insurance is compliant for the duration of the contract

Contract Requirements

Supplemental Conditions (Continued)

- Contractor shall perform the Work with its own organization on at least 40% of the total original contract price which should be indicated on the Good Faith Effort Plan

Type/s of Certification: SBE: _____ MBE: _____ VBE: _____ WBE: _____

Prime Contractor's Percentage of Participation: (Ex: 100% is the total value of the contract.) _____%

Describe your firm's participation to be performed on this Project: _____

– Liquidated Damages will be assessed at \$1050.00 per day

Evaluation Process

- Technical Evaluation Committee (TEC) will score the proposals based on the evaluation criteria published in the Supplementary Instructions to Respondents to determine the Respondent who can provide the best value to SAWS
- Price will be calculated (lowest price receives the highest points) and SMWB will be added to final scores
- Selection Evaluation Committee reviews final scores and recommends firm
- Interviews, if necessary
- Negotiations, if any
- Board award

Proposal Packet Preparation

- Proposal page limits do apply
- Review Instructions to Respondents and Supplementary Instructions to Respondents thoroughly
- Utilize the Proposal Response Checklist
 - 3 files required for electronic submittal
 - Follow file naming convention
- Utilize Evaluation Criteria Forms as indicated:
 - Available in MS Word on the SAWS website

EVALUATION CRITERIA FORM

The intent of this document is to provide Respondents a structure for their responses. While there are page limits for this solicitation, there are no character limitations.

Respondents should provide answers to the questions below in the order and spaces provided to ensure continuity between Respondent's submissions.

When responding to the questions below, Respondents should use the space provided in this form, unless otherwise indicated. Stating "See Attached" or "See Following Pages" are not acceptable responses. If the Response Forms provided here are not utilized, the information provided by the Respondent will not be considered and the Respondent's score for the evaluation criteria in question may be reduced and/or Respondent's proposal may be deemed non-responsive.

If all fields are not completed, the proposal may be deemed non-responsive.

1. Team Qualifications and Experience (18 Points)

a. Organizational Structure and Information of the Prime Contractor

- Provide current business organizational structure, type of business structure, and stability of organization.
(Provide answer here)

- Provide total number of employees and annual company revenues as of December 31, 2020.
(Provide answer here)

EV-1

Proposal Packet Preparation

- Respondent's entire proposal should create a clear picture of Project Team experience and capabilities (Org chart, projects, and resumes for Key Personnel and Key Subcontractors)
- Thoroughly review scope and ensure project examples and key personnel resumes clearly show similar experience
- Thoroughly review evaluation criteria and respond with all required information to maximize points
- For sections that require narrative, be specific; avoid “boiler plate” responses

Proposal Packet Preparation

- Verify contact information for all project references submitted with the proposal, if SAWS is unable to contact a reference, points may be deducted, or proposal may be deemed non-responsive
- Ensure required documents are submitted and signed (i.e., Respondent Questionnaire, CIQ, etc.)
- Price Proposal
 - Acknowledge Addendums on Proposal Signature Page
 - Verify all line-item extensions
 - Ensure mobilization and demobilization percentage is correct and doesn't exceed maximum (line items 1-6 only)

Evaluation Criteria

Criteria	Weight	Page No.
Team Qualifications and Experience	17%	SIR-3
Quality, Reputation, and Ability to Deliver Projects on Schedule and within Budget	15%	SIR-4
Project Approach, Schedule and Availability	18%	SIR-7
Price	40%	SIR-9
Small, Minority, and Woman-owned Business Participation	10%	SIR-9
TOTAL	100%	

Team Qualifications and Experience (17 pts)

a. Organizational Structure and Information of the Prime Contractor

- Provide current business organizational structure, type of business structure and stability of organization.
- Provide total # of employees and annual company revenues as of 12.31.22
- Provide Debarment history for the company for the last ten (10) years.
- Indicate the number of years performing contracting/construction work under current legal business name or previous legal name(s).

Team Qualifications and Experience (17 pts)

b. Proposed Team Structure and Key Personnel Roles and Responsibilities

- Provide a 1-page organizational chart that describes the composition of the team for this project team. The chart shall also include Key Personnel for the Prime and Key Subcontractor(s). The chart shall also include percent availability(as percentage of total individual's workload) for Key Personnel (Prime and Key Subcontractor(s)) and their proposed role for the duration of the Project.
- Provide a clear description of the proposed team identifying Key Subcontractor(s), their role on the project, and teaming history. If the Prime Contractor has not worked previously with proposed Key Subcontractor(s), describe the proposed approach for ensuring successful completion of the project in accordance with Contract Documents.
- Provide a clear description of the proposed team's Key Personnel roles and responsibilities, including Key Personnel from key Subcontractors(s).

Team Qualifications and Experience (18 pts)

c. Qualifications and Experience of Key Personnel for this project

On separate 8 1/2" x 11" sheets, provide resumes, one per person and not to exceed one (1) page each, for the Key Personnel for Prime Contractor's and Key Subcontractor(s) identified on the organizational chart with the Project Manager's resume being first. Key Personnel resumes should include the following information:

- Name, job title, education
- Number of years of total professional experience
- Number of years/months with current company
- Number of years/months of experience in proposed role for this project
- Description of professional qualifications (to include degrees, licenses, certifications, and associations)
- Brief overview of professional experience
- Detailed description of capabilities and experience relevant to this project
- List of all other active projects the team member is assigned to for the duration of the Project, to include the phase and percentage of time allocated to each of the other projects. For each project included in each resume, please clearly identify whether the project is with current firm or part of the person's past professional experience.

Quality, Reputation and Ability to Deliver Projects (15 pts)

a. Prime Contractor On-time Completion on Similar Projects in the past 10 years

- List and describe three (3) completed projects within the last ten (10) years of similar size, scope, and complexity to the work described in the Contract Documents for this Project. Respondents should provide references with contact information to include a valid, recently verified, email and telephone number for each project listed.
- Key Personnel must have participated in a minimum of two (2) of the three (3) projects listed. Project Manager must have participated in a minimum of one (1) of the three (3) projects listed. Project Superintendent must have participated in a minimum of one (1) of the three (3) projects listed. QC Manager must have participated in a minimum of one (1) of the three (3) projects listed. Project Scheduler must have participated in a minimum of one (1) of the three (3) projects listed. Safety Coordinator must have participated in a minimum of one (1) of the three (3) projects listed. Key Personnel's role on project reference must have been the same as the role proposed for this Project.
 - **If Respondent has SAWS experience, at a minimum, one (1) SAWS project of similar size, scope and complexity must include int the list of the three (3) projects provided.**

Quality, Reputation and Ability to Deliver Projects (15 pts)

b. Key Subcontractor(s) Performance on Similar Projects in the Past 10 years

- Provide a list of two (2) projects that the identified Key Subcontractors' Project Manager and Project Superintendent participated in that were of similar size, scope, and complexity to the work described in the Contract Documents that have been completed in the State of Texas within the last ten (10) years. Describe the role served by the proposed staff on those projects. Key Personnel's role on project reference must have been the same as the role proposed for this Project.
- If Prime Contractor is planning to self-perform the Work in accordance with the Contract Documents and no Key Subcontractor(s) have been identified in the Response, Respondent shall provide a list of two (2) additional projects, for each Key Subcontractor role being replaced, that were of similar scope to the Work that would have been performed by the Key Subcontractor being replaced and that have been completed in the State of Texas within the last ten (10) years. Prime Contractor's Key Personnel shall have participated in a minimum of one (1) of the two (2) projects listed, for each Key Subcontractor role being replaced. Describe the role served by the proposed staff on those projects.

Project Approach, Schedule and Availability (18 pts)

a. Project Approach

Provide a narrative of the project approach describing how the Respondent will complete this project. Include key milestones, specific critical processes and critical path items, construction phases and/or sequencing, permits and approvals, coordination with stakeholders, and procurements anticipated to complete the project work. Identify potential risks and describe proposed mitigation measures to ensure on-time completion of the Project.

Project Approach, Schedule and Availability (18 pts)

a. Project Approach

- Explain how Respondent will contact and coordinate with key stakeholders throughout the Project. Describe how the Respondent will coordinate with property owners and/or business owners being impacted by the Project.
- Provide a description of the approach specifically addressing the procurement of the following items: aluminum dome, electrical and I&C components and other long-lead time equipment or devices.
- Describe your construction management approach and ability to coordinate work with all subcontractors and suppliers in order to meet project deadlines.
- Describe your contingency plan for addressing any unanticipated delays.
- Describe your plan to handle the existing environmental conditions such as paint containing heavy metals. Describe how the Respondent is planning to dispose of any paint waste and debris generated during construction.
- Provide any innovative ideas for cost savings (construction sequencing, method or construction duration, supply chain management and logistics, procurement of critical items, and availability of materials and equipment,) for this project.
- Provide a Quality Management Plan (QMP) describing how the Prime Contractor will ensure that the necessary steps, safeguards, subcontractor oversight, QC processes, and document controls will be implemented in a rigorous manner as to ensure the completeness, workmanship, accuracy, and successful completion of the Project.

Project Approach, Schedule and Availability (18 pts)

b. Project Schedule and Unforeseen Conditions

- Provide a critical path method (CPM) schedule in Primavera or Microsoft Project. The schedule shall include milestones, specific critical processes and critical path items, construction phases, permits and approvals, environmental requirements, coordination with stakeholders, security clearances and procurements anticipated to complete the project work. The anticipated notice to proceed (NTP) for this Project is August 1, 2023. Respondent shall use this date for developing the proposed project schedule.
- Explain how Respondent will complete the project within the schedule taking into account the existing commitments identified in 2.a.iv.
- Identify long-lead item and critical path shop drawing submittals.
- Provide details for the procurement and delivery of aluminum dome, electrical and I&C components, and other long lead-time equipment and devices.
- From past project experience, list and describe any previous instances in which the Contractor has encountered unforeseen conditions.
- Describe the Respondent's approach towards mitigating and managing unforeseen conditions should they be encountered during the construction of this Project.

Project Approach, Schedule and Availability (18 pts)

c. Availability of Key Personnel and Equipment

- Describe availability of Key Personnel (Prime and Key Subcontractors (s) that will be specifically assigned to this Project.
- Describe availability of equipment and facilities that will be specifically utilized for this Project.
- Corresponding with the organizational chart provided, list the available workforce for the various disciplines required for this project including the number of work crews, and number of personnel for each skill classification proposed to complete the work.

Safety Information for Prime and Key Sub(s)

- Complete and include the Safety Matrix within the Evaluation Criteria forms
 - Provide records showing Total Recordable Incident Rate (TRIR) past 5 years for the Prime Contractor and Key Subcontractor(s)
 - Provide records showing the company's Experience Modification Rate (EMR) past 3 years for the Prime Contractor and Key Subcontractor(s)
 - List fatalities in company's safety history for Prime Contractor and Key Subcontractor(s)

Price (40 pts)

- Lowest total price will receive 40 points. Proposals will receive a percentage of forty (40) points based on a comparison with the lowest total price proposal as described below:

Proposal	Price	Calculation	Points Earned
A	\$9,350,000	$(7,750,665/9,350,000) \times 40$	33.16
B	\$10,125,800	$(7,750,665/10,125,800) \times 40$	30.62
C	\$7,750,665	$(7,750,665/7,750,665) \times 40$	40.00
D	\$8,565,450	$(7,750,665/8,565,450) \times 40$	36.20
E	\$12,700,000	$(7,750,665/12,700,000) \times 40$	24.41

Additional Reminders

- Register with Vendor Registration Program on the SAWS website at www.saws.org to ensure access to the latest information
- To receive updates on specific projects, registered vendors should subscribe to the project by selecting the project, and clicking ‘Subscribe’ under the Notify Me box



Notify Me

Receive updates sent straight to your
inbox.

Subscribe

Communication Reminders

- No communication regarding the RFCSP with the following:
 - Design Engineer
 - SAWS Project Manager or Project Engineer
 - 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 RFCSP
 - If submitting for the RFCSP and/or doing work for SAWS, indicate this when speaking with SAWS staff, but refrain from discussing the RFCSP
- From release of the RFCSP to Board Award

Solicitation Schedule

MILESTONE	DATE / TIME
Mandatory Site Visit	May 11, 2023 @ 10:00 AM
Questions Due	May 15, 2023 @ 4:00 PM
Answers Posted	May 17, 2023 @ 4:00 PM
Proposals Due	May 23, 2023 @ 10:00 AM
Interviews (if necessary)	May 2023
Notification of Award / Contract Negotiations	May/June 2023
Board Award	July 2023
Start Work	August 2023

Site Visit Reminders

- Firms must RSVP via email at susan.rodriquez@saws.org to attend the site visit no later than **May 10, 2023 at 2:00 p.m.** with the following information:
- Firms not in attendance are not permitted to attend the mandatory site visit.
 - Company name
 - Name(s) of attendees
 - There is a limit of two (2) members per firm

Site Visit Reminders

- Site visit will be at the **3930 E. Houston Street, 78220 at 10:00 a.m. (CST) on May 11, 2023**
 - It is expected to last no more than one (1) hour.
- Arrive at the site 15 minutes prior to the start of the Site Visit upon the Engineer's instructions below.
 - After entering the driveway make an immediate left and press the button to contact the guard, who will buzz you in. Park in an available spot and enter the building to check in with the guard. Lee Bausinger will be waiting in the lobby where check-in takes place and we will walk back to the tank site. The site is an active construction zone. **Attendees must wear proper Personal Protective Equipment (PPE) during the Site Visit as there is ongoing construction projects at the site. This includes, but is not limited to hard hats, hearing protection, safety glasses, safety vests and steel-toed boots.**
- Attendees will be escorted by SAWS staff at all times, and shall not stray from the group.
- Questions will not be answered during the site visit and should be submitted in writing.
- Attendees may take video, photos and notes

Submission Due Date

- Proposals due no later than **10:00 AM CDT May 23, 2023**
- **Electronic Proposals Only**
- Follow specific electronic proposal delivery instructions:
 - Request the FTP Site for Upload no later than May 22, 2023, at 10:00 AM
 - Follow naming convention provided in the Respondent Proposal Checklist for all 3 files
 - Late responses will not be accepted and will not be opened
 - A WebEx proposal opening meeting will be held on May 23, 2023 at 10:00 AM CDT
- SAWWS continues to monitor and adhere to the current COVID-19 guidelines and may modify the proposal submission instructions

Project Overview

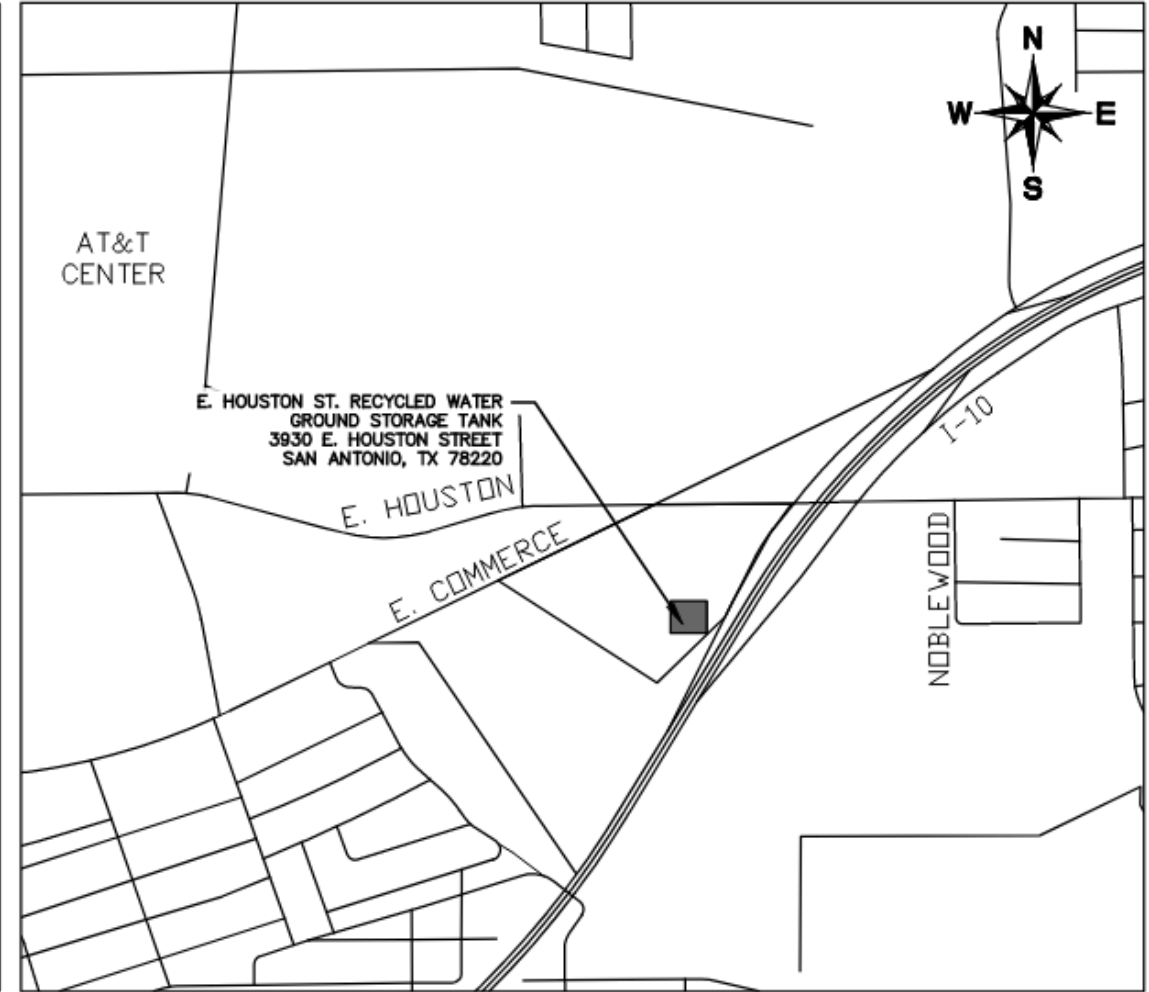
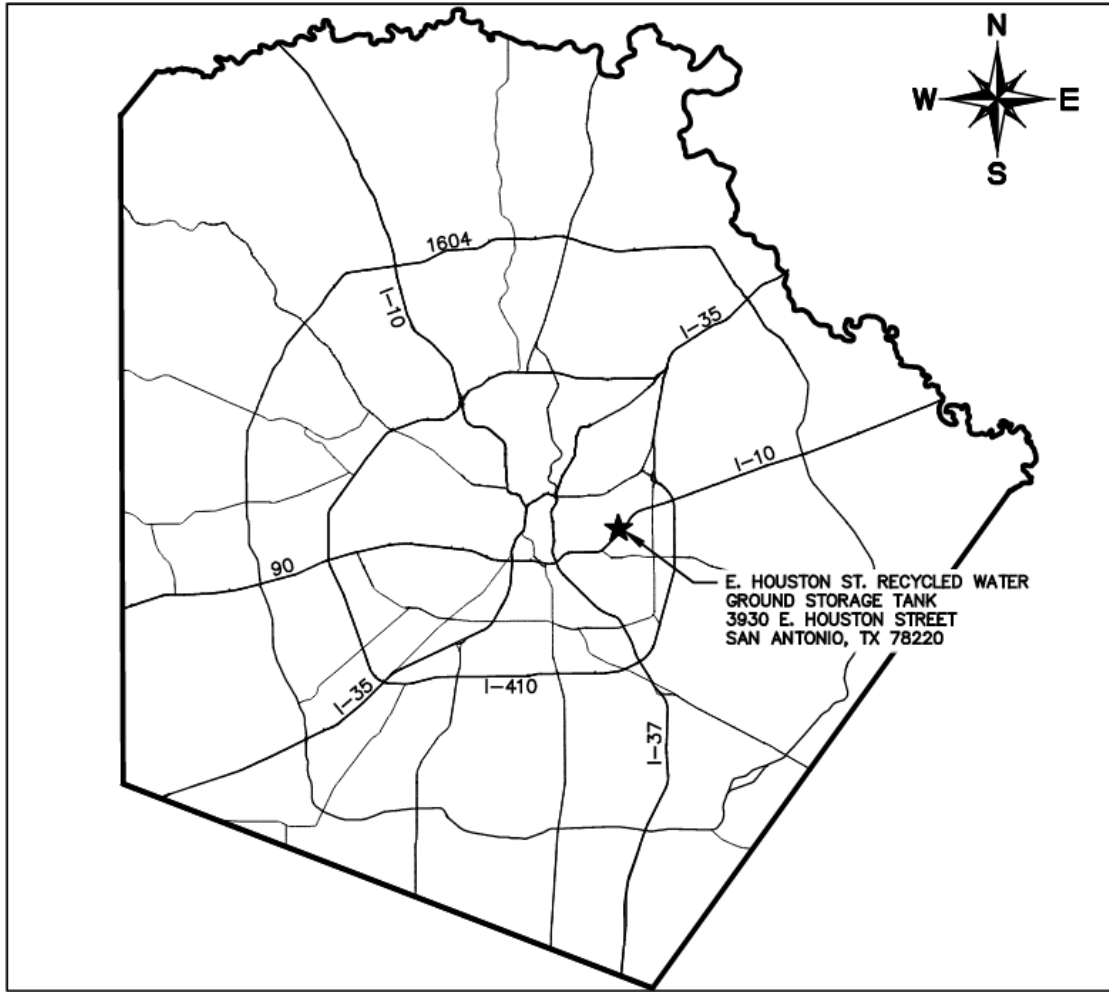
- The project consists of:
 - Removal of existing tank roof.
 - Design and installation of aluminum dome roof.
 - Recoating of tank interior, tank exterior, and site facilities.
 - Removal and replacement of certain tank appurtenances.
 - Installation of thermal jackets and insulation to valves and pipes.
 - Replace the center vent at the Pearsall Tank.
- Contract Duration is 285 calendar days.
- Construction budget is \$2,000,000.00

Required Experience

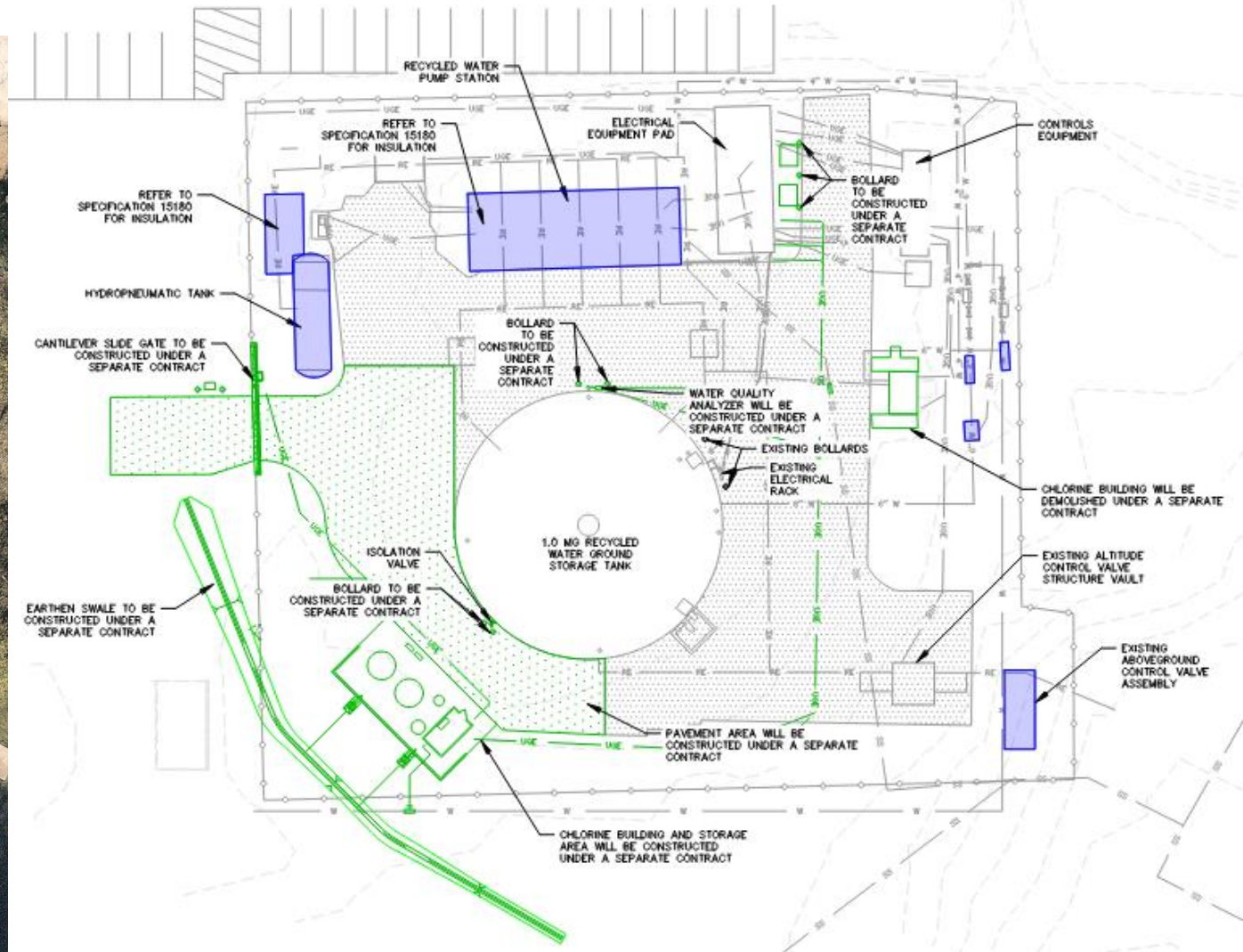
Respondents submitting a proposal for this RFCSP should clearly demonstrate:

- Experience in painting and rehabilitation of steel ground storage tanks.
- Experience associated with aluminum dome fabrication and installation on ground storage tanks.

Location Map

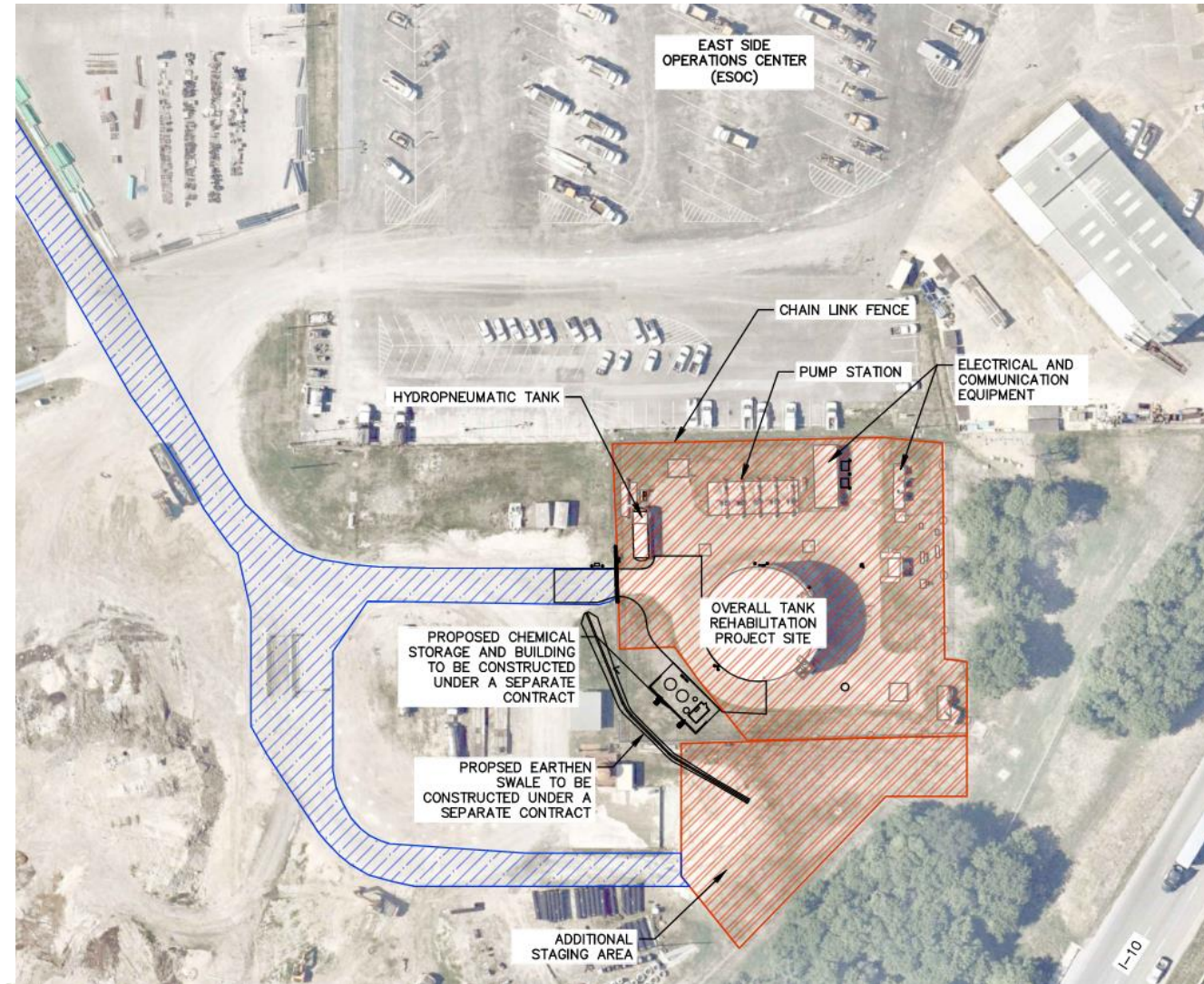


Site Plan – E. Houston

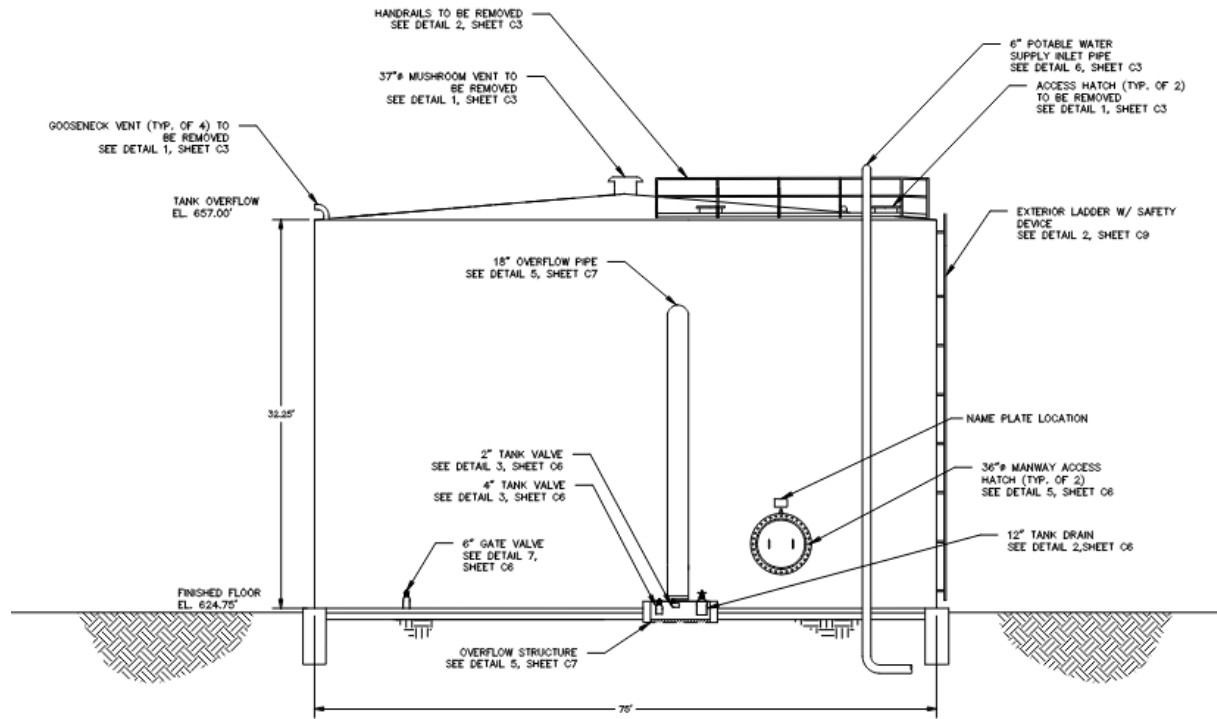


Staging Plan

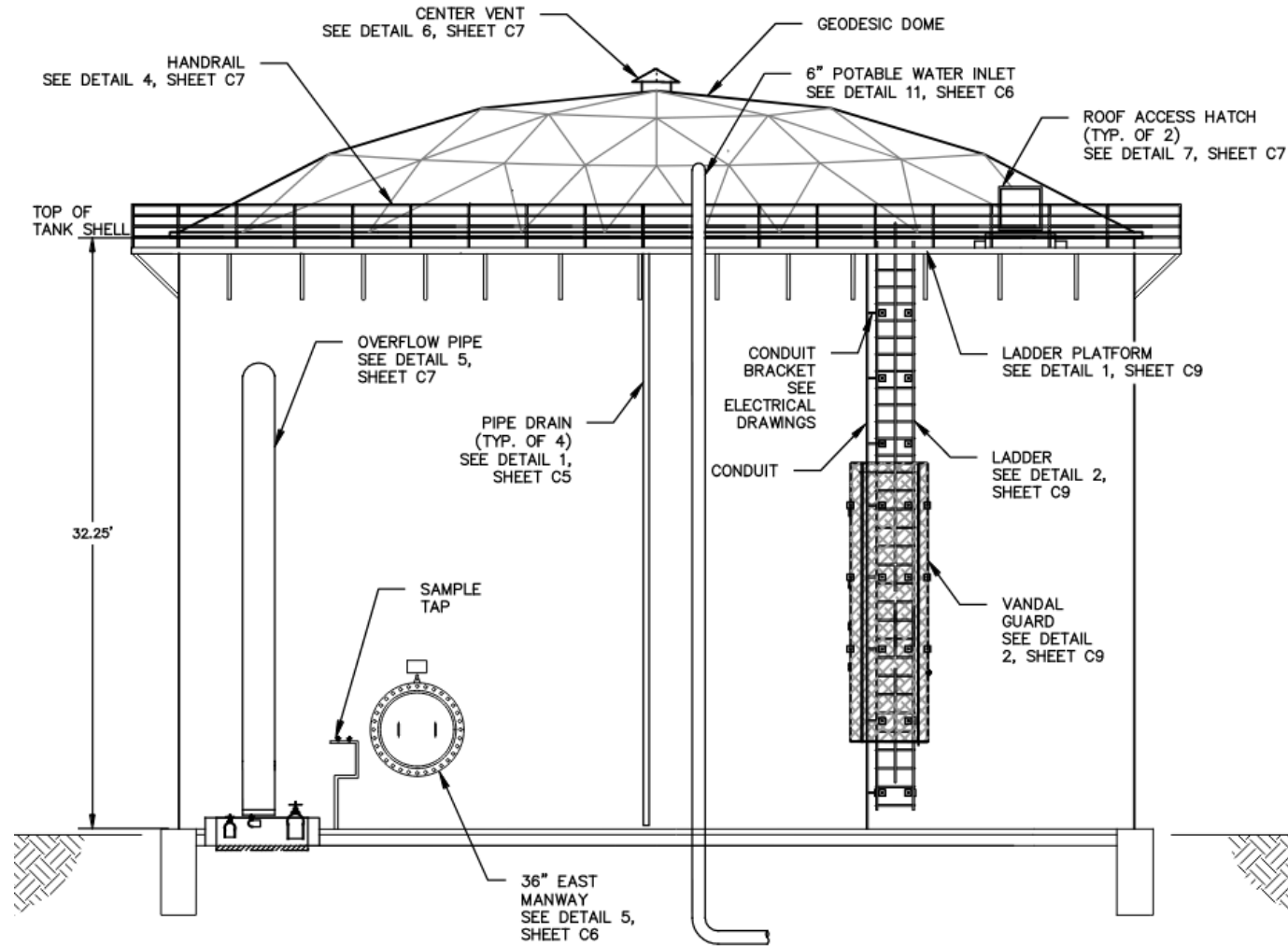
- Access and staging areas may be utilized by other contractors and SAWS.



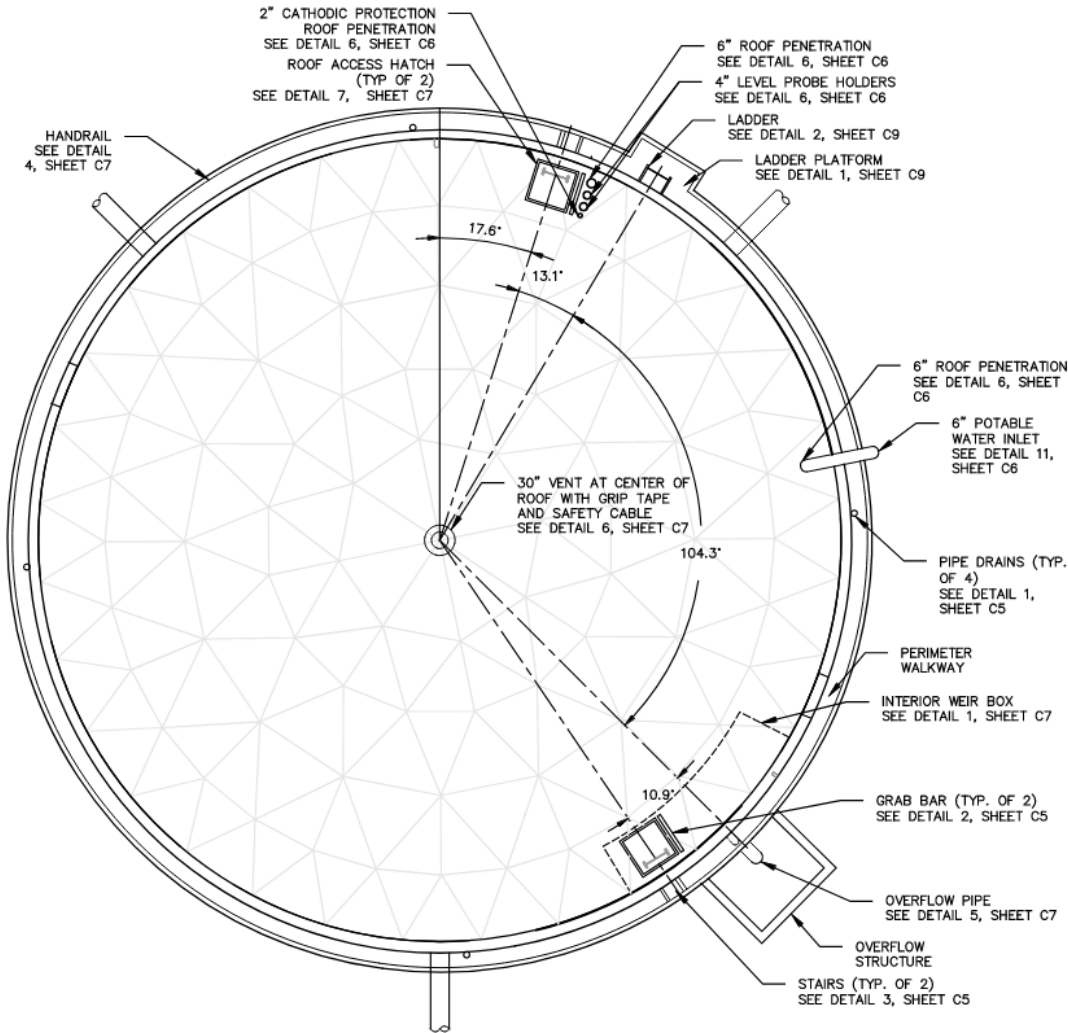
Existing GST



Proposed GST



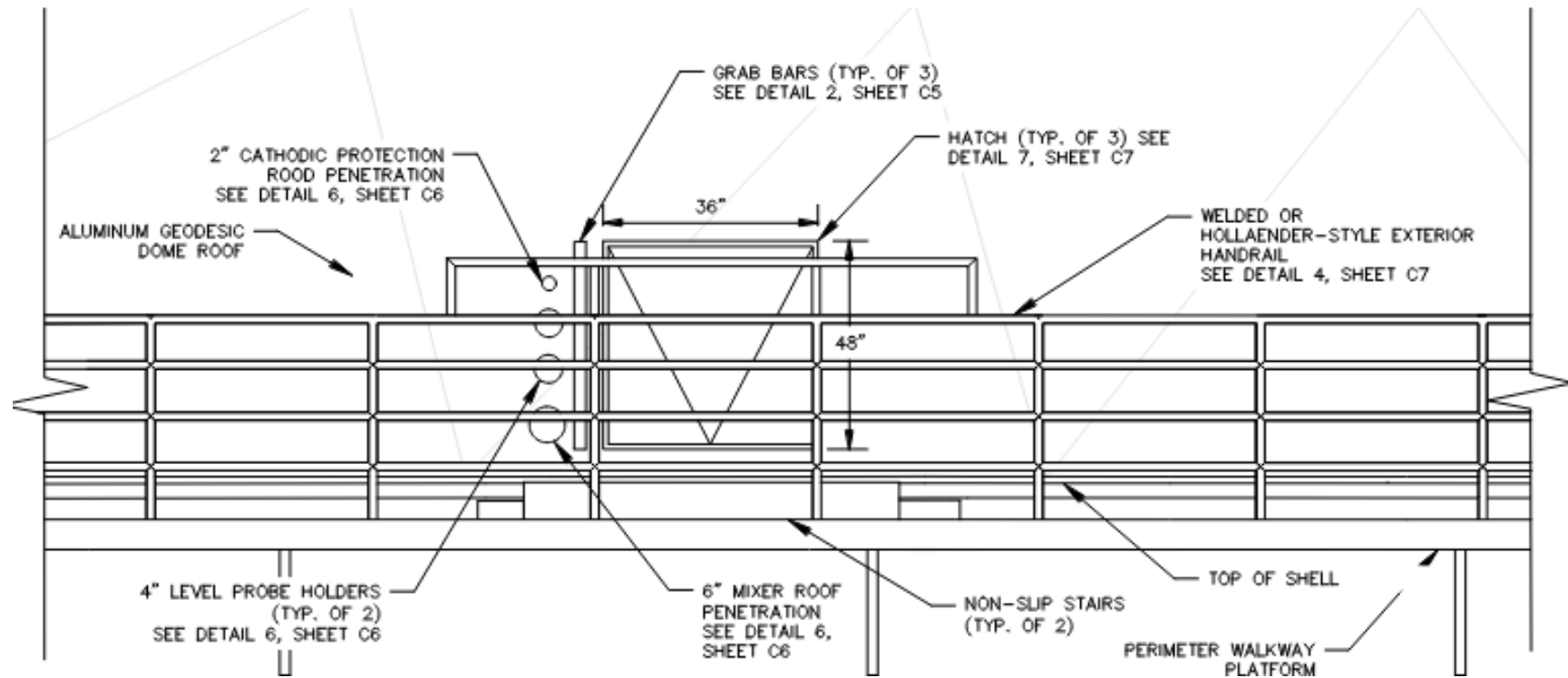
Aluminum Dome Roof



- AWWA D108 aluminum dome roof with 2 hatches and several penetrations.
- Contractor is responsible for aluminum dome design.
- Contractor to design and install any required tank structural improvements.

Perimeter Walkway

- Perimeter walkway shall be supported by tank shell.



Recoating and Thermal Insulation

- Recoat above ground site facilities.
- Install thermal jacketing on large valves.
- Install permanent insulation on small piping.



Special Conditions

- SCI – Communication Protocol
 - All communication from the SAWS Construction Inspector to the Contractor shall be through the Contractor's Project Manager and/or Superintendent.
 - Communication to/from the Contractor's subcontractors shall be routed to SAWS Construction Inspector through the Contractor.
- SC2 – Construction Phasing and Sequencing
 - Contractor shall submit via CPMS the proposed sequence of construction in writing to SAWS and the Consultant.

Special Conditions

- SC3 – Permits
 - Contractor is responsible for obtaining, applying and securing all necessary permits, notifications, and inspections.
- SC4 – Payment
 - Payment to Contractor to accommodate the requirements specified shall be included in the unit or lump sum price costs for item bids except when bid items are specifically provided.

Special Conditions

- SC5 – Communication with On-Site Personnel:
 - Contractor to cooperate and coordinate work with the work conducted by others within the project area.
 - Access areas to project site may be utilized by other supplier(s) and/or contractor(s).
- SC6 – Noise Restrictions:
 - Conduct all operations to not interfere with traffic or create mud, dust or noise nuisance in streets and adjacent properties.
 - Contractor shall follow COSA noise ordinance.

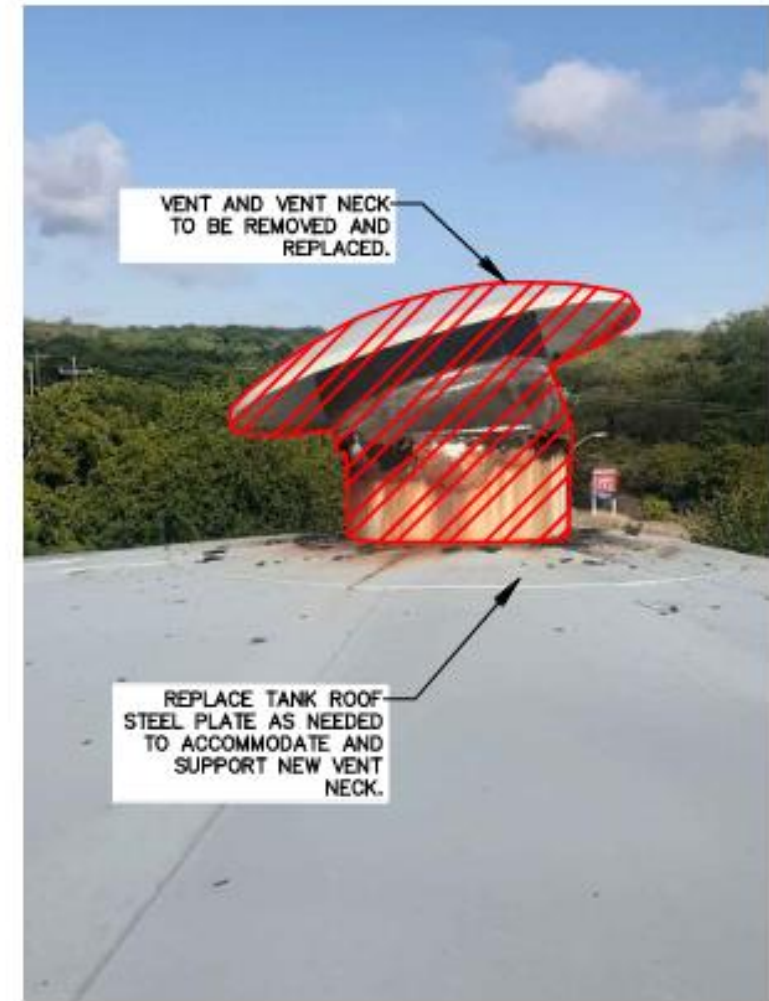
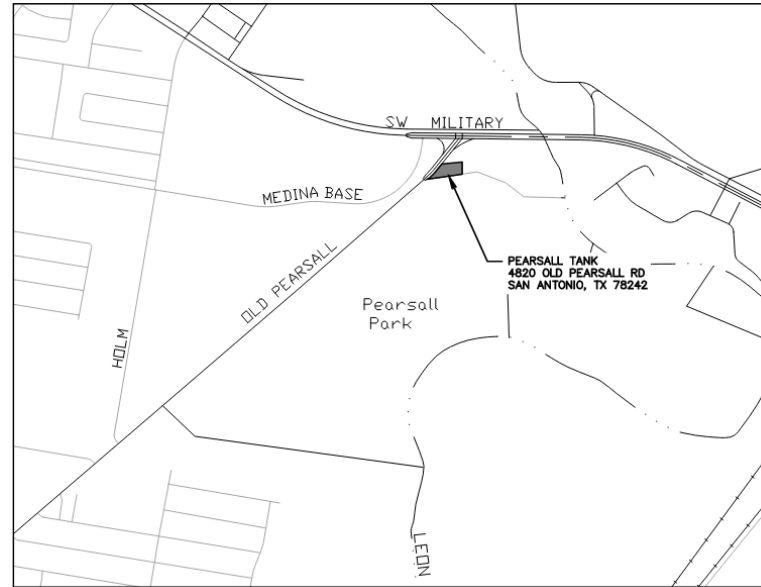
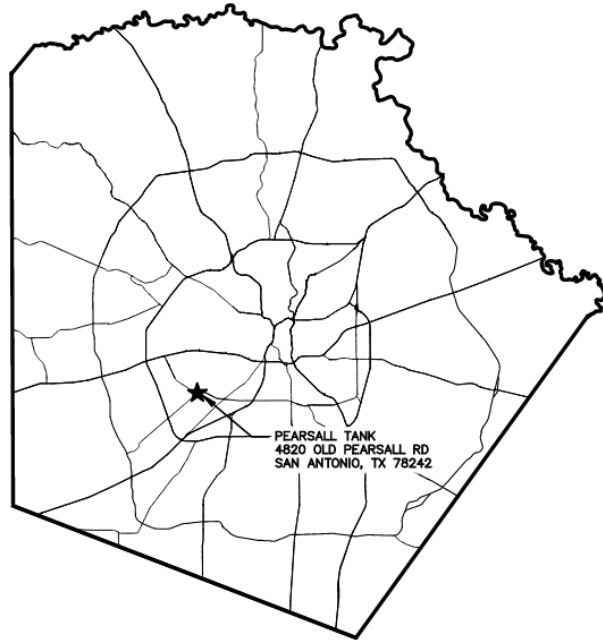
Special Conditions

- SC7 – Shutdown Period
 - GST can only be shutdown between October 1st, 2023 and March 29th, 2024.
 - Includes all components and appurtenances of tank which are required to function and be fully operational.
 - Tank must be back in service March 29th, 2024.
- SC8 – Preliminary Engineering Report
 - The PER will be available to Contractor by request for informational purposes only.

Special Conditions

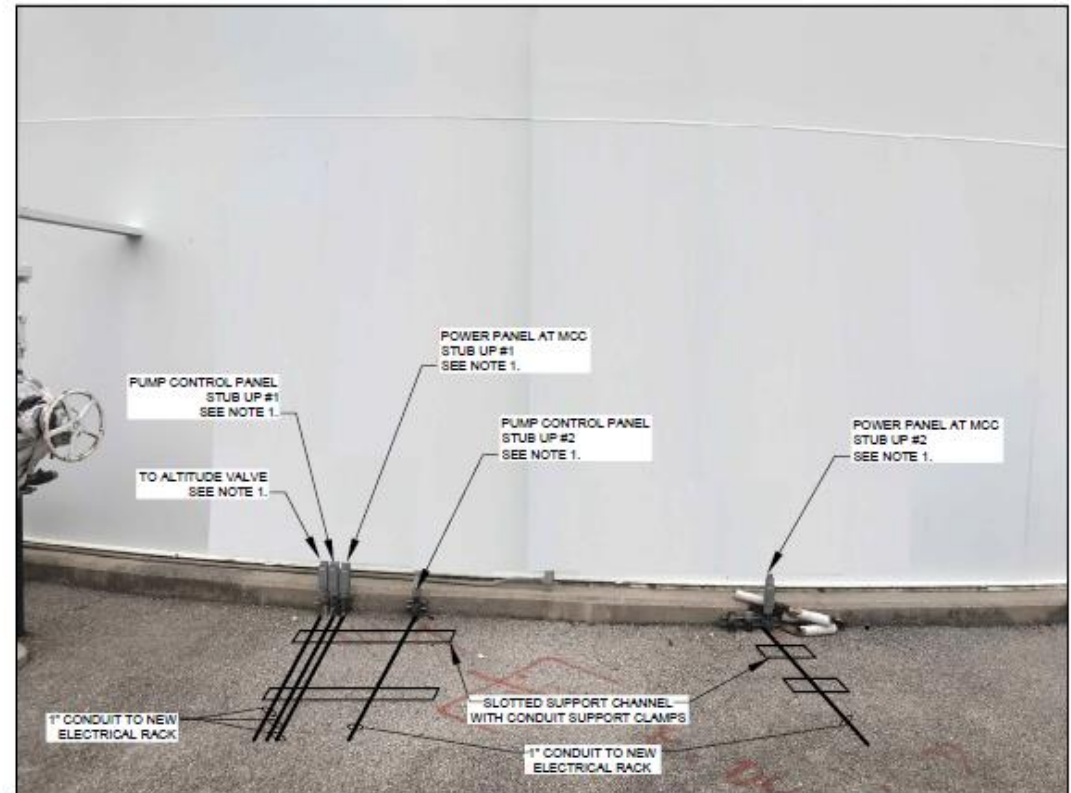
- SC9 – Construction Activity Reports:
 - Contractor shall provide construction activity reports to the owner on a daily basis.

Location Map – Pearsall Tank



Electrical Summary of Work

- Use existing ductbank.
- Coordinate with SAWS for any work inside the existing power panel, pump control panel and SCADA panel.
- Other site electrical equipment including booster pumps and chemical facilities will remain in service.



Questions

- Submitted no later than May 15, 2023 at 10:00 AM (CDT)
- Identify solicitation number – CO-0065 I
- Must be submitted in writing:

Susan Rodriguez

Contract Administrator

Contract Administration Department

San Antonio Water System

Susan.Rodriguez@saws.org

Phone: (210) 233-3070 or Fax: (210) 233-5176

QUESTIONS?

Reminder: Oral statements or discussion during the pre-bid meeting today will not be binding, nor will it change or affect the terms or conditions within the Plans and Specifications of this Project. Changes, if any, will be addressed in writing only via an Addendum.

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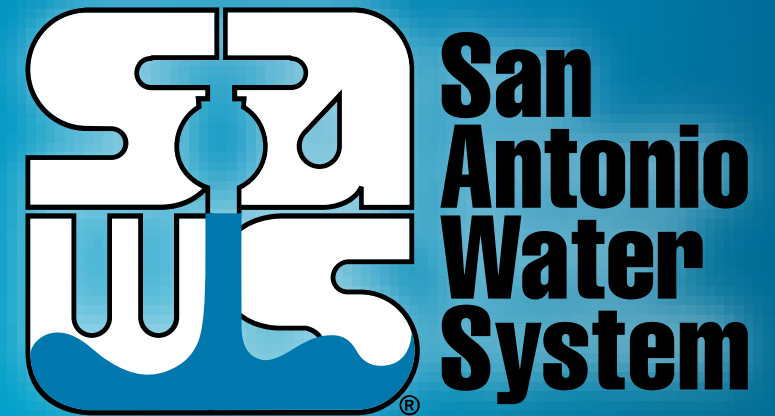
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