

# Vista Ridge Project – Technical Advisor

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Senior Director – Vista Ridge

**Maria Franco**

Contract Administrator

December 3, 2015

SOQ Pre-Submittal Meeting



# Disclaimer

**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 Outline

Project  
Description  
and Progress

SAWS'  
Involvement  
and  
TA Scope of  
Services

Qualifications  
Evaluation  
Contract

SOQ  
Requirements

# Path Toward Public-Private Partnership

- Informal proposals for water projects in 2000's
- RFCSP issued in 2011 with Addendum in 2013
- Vista Ridge Consortium selected

## ABENGOA

Global Experience: Water and Power

P3 Framework: Risk Transfer

Financing: Equity + Bonds



Owns Groundwater Leases

- P3 Contracts signed November 2014
- 50,000 AFY starting Day 1

# Infrastructure

18 Wells

140 Miles

3 Pump Stations

10 MG Terminal Storage

\$530 million Construction





# Vista Ridge Contracts

## Water Transmission and Purchase Agreement

- Abengoa Vista Ridge (AVR)
- AVR  $\Rightarrow$  Develops, Finances, Designs, Builds, Operates
- 30-year Term
- Asset Transfer to SAWS at end of term
- SAWS pays **only** for water delivered:
  - Fixed Price up to \$1,959/AF cap  
(tied to bond index at Financial Close)
  - O&M Costs ~\$350/AF

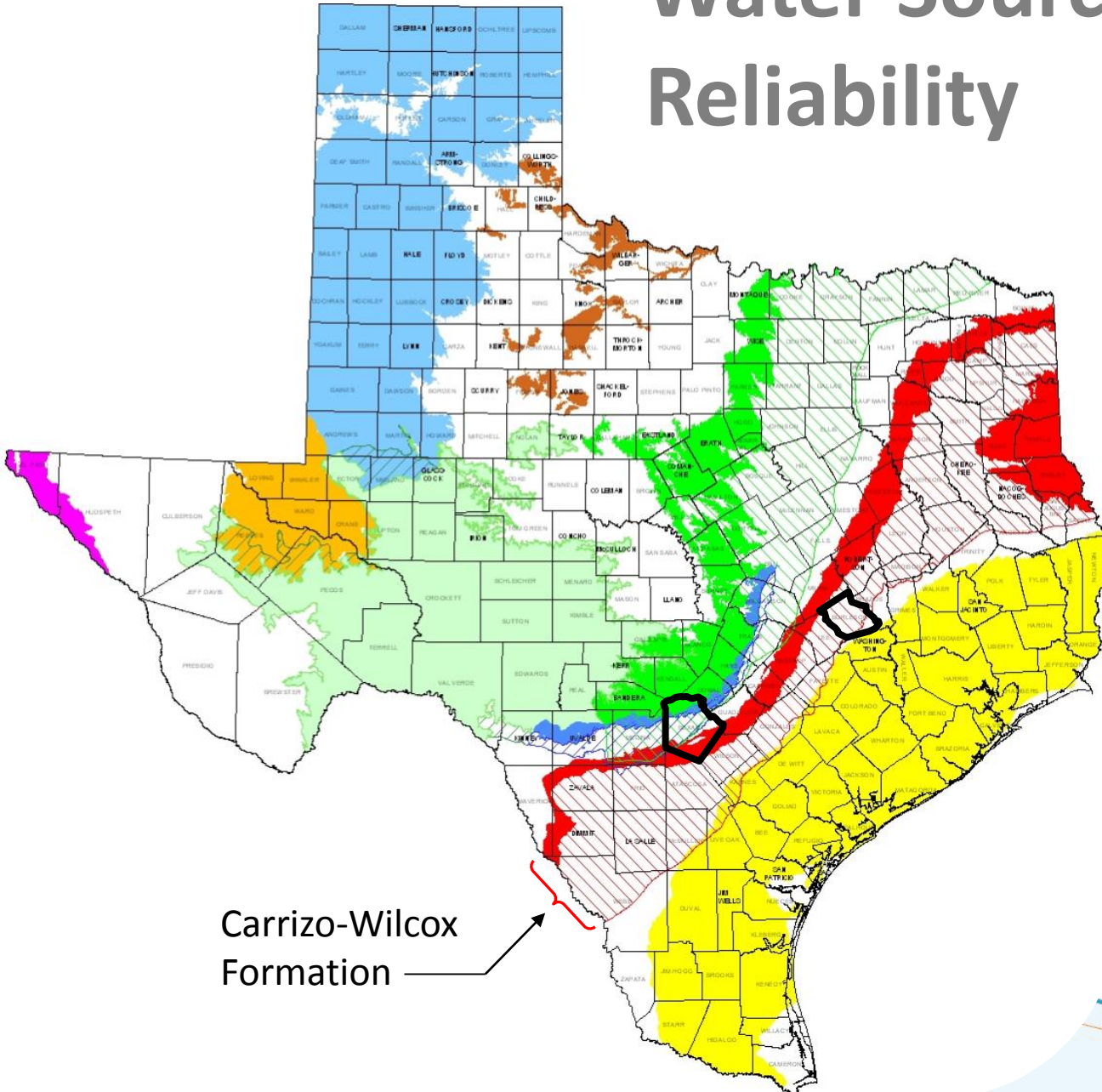


# Vista Ridge Contracts (Cont'd)

## Groundwater Supply Agreement

- Blue Water Vista Ridge, LLC – owner of leases
- 30-year term after expiration of AVR contract
- SAWS pays:
  - O&M Costs
  - Average Edwards lease rate (currently \$100 to \$150/AF)
- Investment in future generations

# Water Source and Reliability



70% Simsboro  
2700' Depth

30% Carrizo  
1200' Depth

170 million AF  
Stored Water

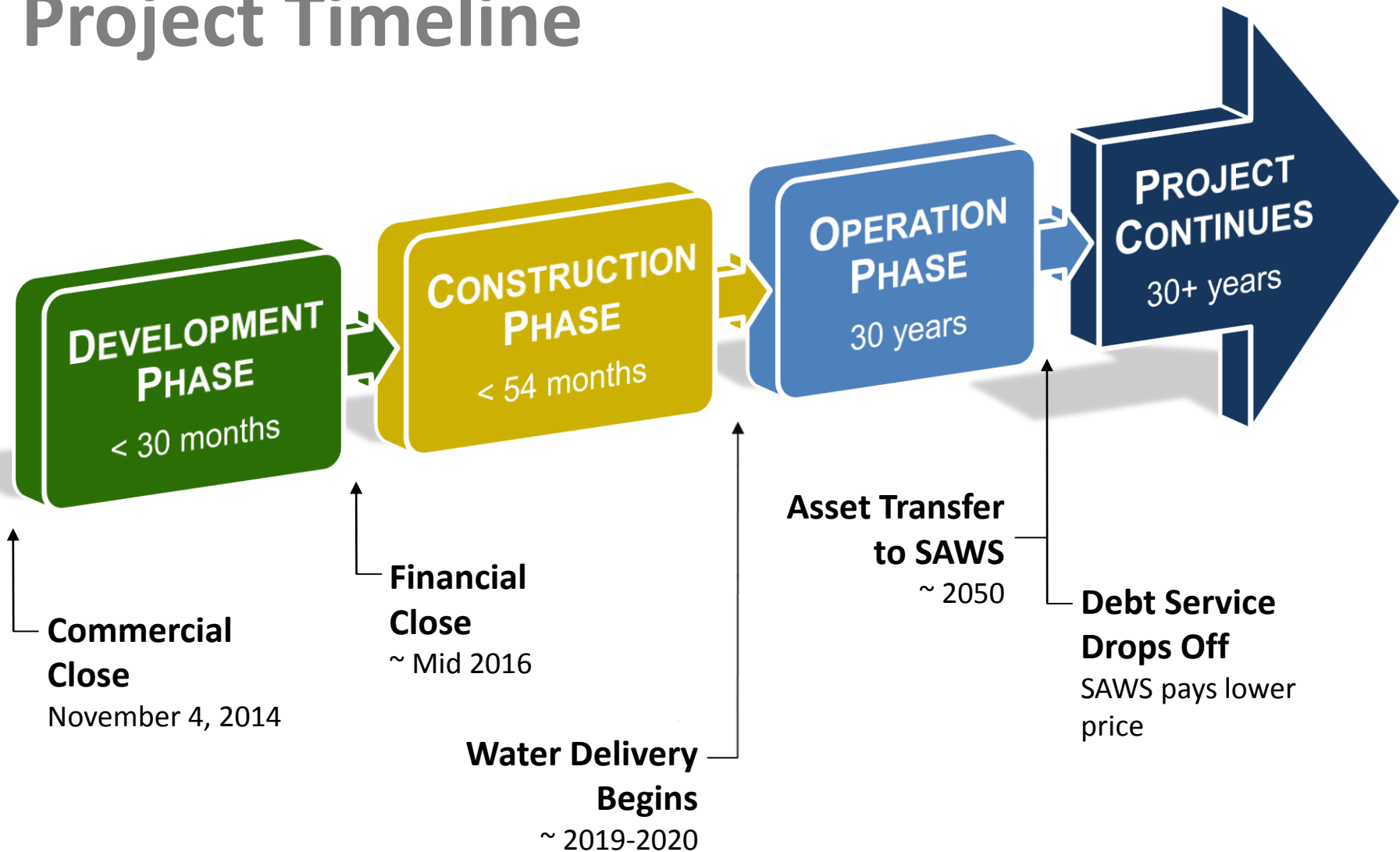
60 Years Pumping  
< 2% of Storage

Local Control  
of Permitting

Carrizo-Wilcox  
Formation



# Project Timeline



# Project Phases

## Development and Financing

- Easements
- Hydrogeology
- Permits
- Environmental
- Governmental
- Surveys
- Geotechnical
- Basic Engineering
- Sell Bonds





# Project Phases



## Construction

- Detailed Design
- Construction
- Commissioning
- Performance Testing

## Commercial Operation

- Maintenance, Repair, Replacement
- Annual Budget Review
  - Budget Panel
- Asset Transfer

# AVR Progress to Date

## Easements & WSC

- Easements needed within ~ 477 parcels
- Central Texas Regional WSC – eminent domain

## Test & Pilot Wells

- 4 Test Wells sampled for water quality
- 2 Pilot Well pump tests – 1 completed, 1 underway

## Permitting & Design

- Draft Hydraulic Report
- Pipe Selection

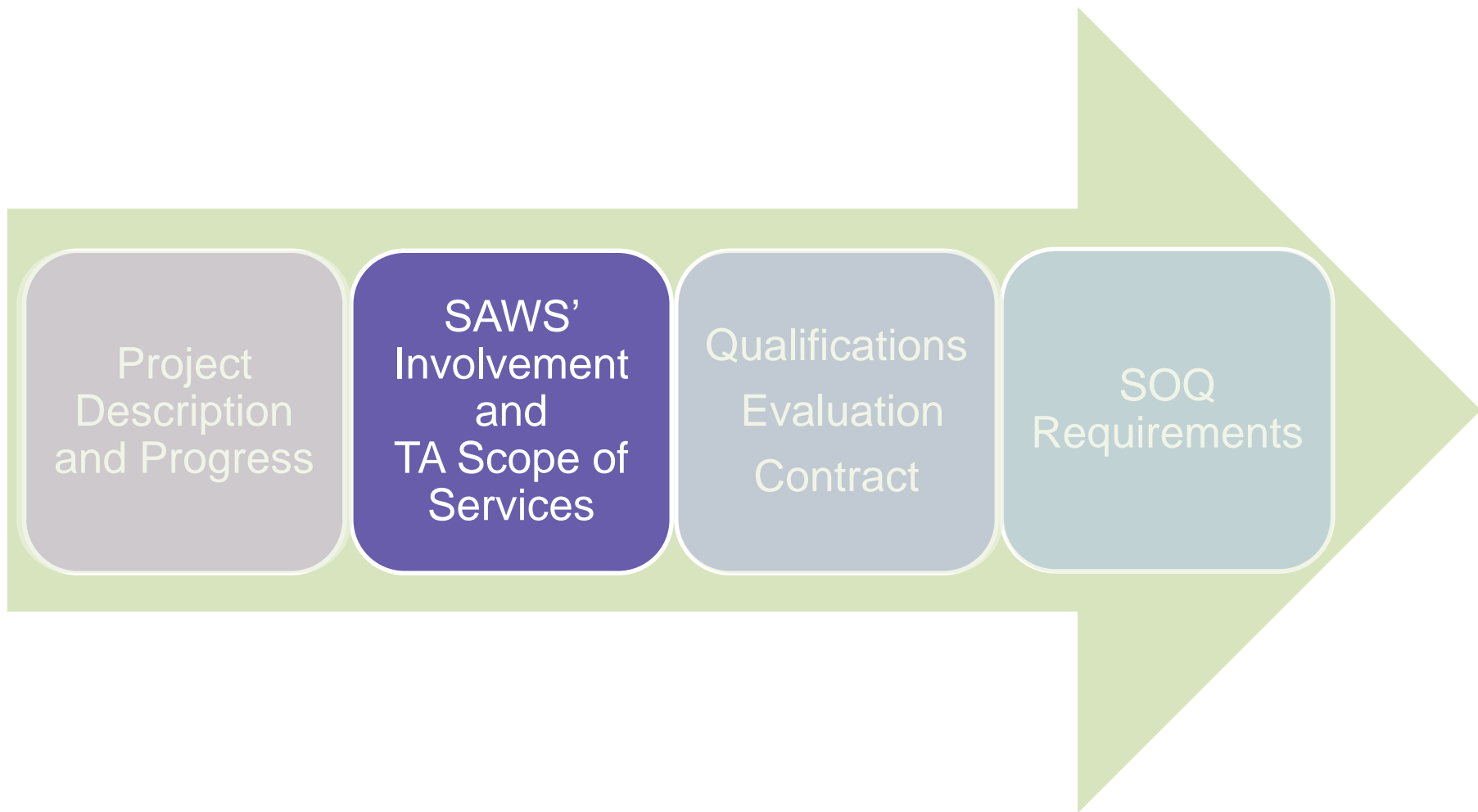
## Financial Development

- Tax-free Bonds
- Bank Financing

## Cumulative Expenditures

- ~ \$30 million to date

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# SAWS' Involvement



- Need Water
- Minimize O&M
- Inherit Quality



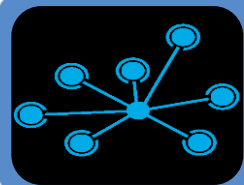
# SAWS' Responsibilities – Not in TA Scope



Establish Electrical Power Service



Wholesale Water



Integration Infrastructure within San Antonio

# Technical Advisor Scope

- **Know the WTPA**
- **Day-to-day Project Oversight Assistance via LPM**
  - PE with relevant experience
  - Primary point of contact
- **Document Management and Tracking using SAWS' CPMS**
- **Complete Appendices**
  - 3 Technical Specifications
  - 5 Performance Test Procedures and Standards
  - 9 Guaranteed Maximum Electricity Utilization and Demand
- **Review Documents**
  - PEs with 7+ years experience to perform technical reviews
  - Evaluate conformance to WTPA and cited standards
  - Deficiencies, Operability Risks, Impacts on SAWS' Ownership

# Technical Advisor Scope (Cont'd)

## *Partial Documents List*

Design Plans & Specifications: 9 design packages, 10-day review

Reports

Procedures

Protocols

- Document Review
- Performance Test
- Substantial Completion
- Operating

Plans

- Construction Quality Management
- Substantial Completion
- Maintenance, Repair, and Replacement
- Commissioning
- Flushing
- Security

Permits & Governmental Approvals

Shop Drawings

Record Drawings

Notices

O&M Manuals

# Technical Advisor Scope (Cont'd)

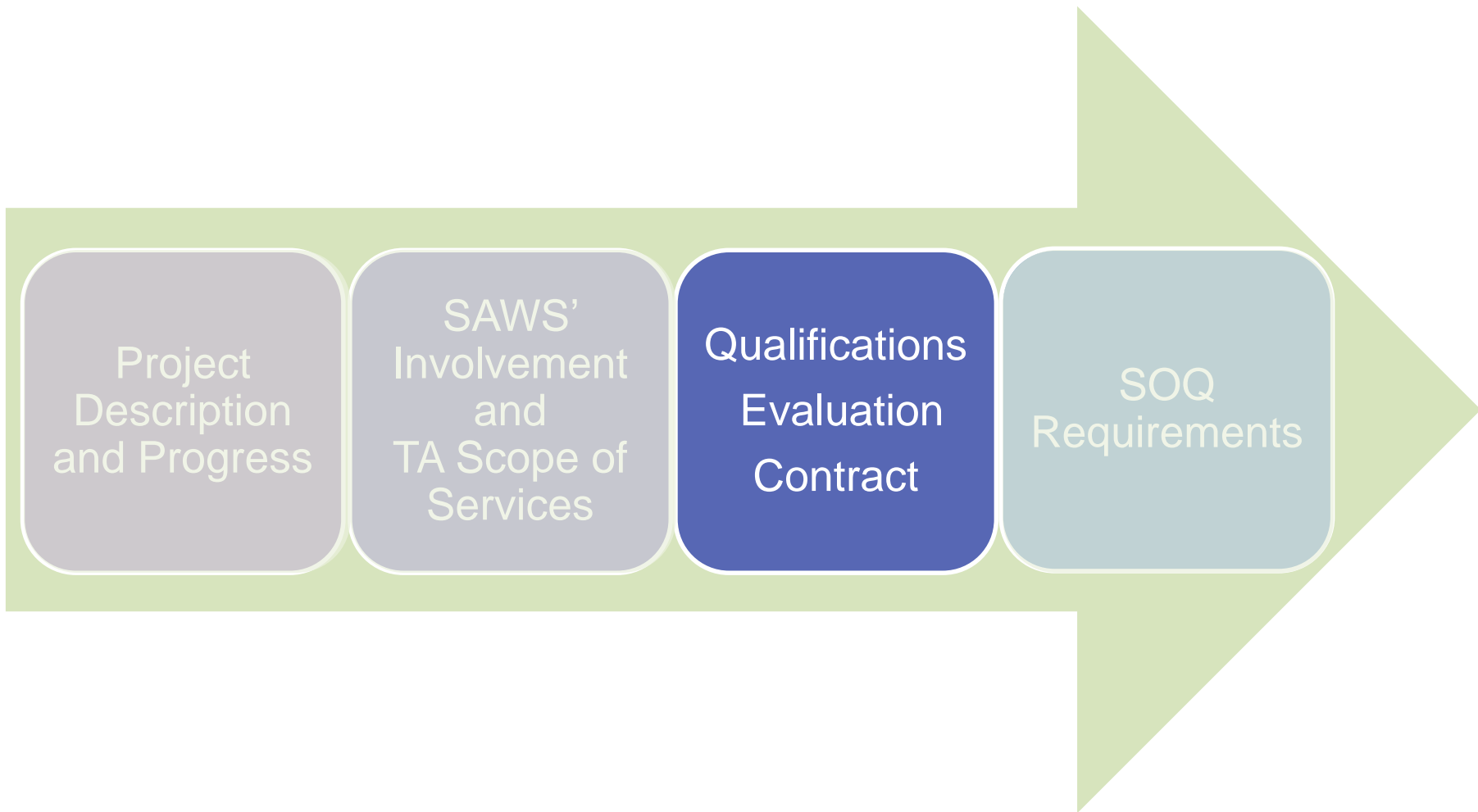
- **Track Schedules and Progress**
- **Prepare Cost Estimates**
- **Design Analyses**
  - Comparative LCC
  - General Design Checking
- **Evaluate Water Quality and Treatment**
  - Define treatment options
  - Coordinate with SAWS' Integration Consultants
  - Provide treatment recommendations and preliminary engineering
- **Assist SAWS in Obligations of the WTPA**
- **Attend Meetings**
- **Draft Correspondence on Behalf of SAWS**



# Technical Advisor Scope (Cont'd)

- **Provide Inspection Services**
  - Specialty Discipline Inspection
    - Same PEs who review design
  - Regular General Inspection
    - Two (preferably three) full-time inspectors with 15-years' experience
    - Daily observation of work at each construction site
- **Participate in Walk-throughs, Supplement Punch List**
- **Monitor Commissioning and Performance Testing**
- **Assist in Formation of Budget Panel**
- **Participate in pre-End-of-Warranty Walk-through**
- **Evaluate Annual O&M Budgets**
- **Assist SAWS in Developing Design Requirements Change and Capital Modification Requests**

# Presentation Outline



# Qualifications and Requirements

- **No Conflict/No Concurrent Work for AVR**
  - No exclusion for Integration Owner's Rep or Design-Build Contracts
- **Lead Project Manager Accessibility**
  - Residence in Bexar County area
  - Intent to be able to meet face-to-face in San Antonio on short notice
- **Respondent Team Minimum Experience Requirements**
  - Three projects with pipeline cost over \$50 million each
  - Three projects with pump station cost over \$20 million each
  - Three projects with water treatment plant cost over \$30 million each
- **Specialty Engineering Experience**
- **Preferred Experience on P3 or CMAR Projects**

# Evaluation Criteria

- **Firm/Team Key Resumes (25%)**
  - Lead Project Manager
  - Task leads for key elements identified in the scope of work
  - Inspectors (if known)
- **Project Experience (25%)**
- **P3/CMAR Experience (5%)**
- **Team Structure, Internal Processes, and Approach (15%)**
- **Availability to Meet Deadlines and Responsiveness (15%)**
  - Workload and backup staffing
  - Offices where key personnel located
  - Flexibility
- **Adherence to SMWB Goals (15%)**

# Evaluation Process

- Qualification statements are received
- Contracting reviews for responsiveness
- Technical Evaluation Committee will score qualification statements
- SMWB Good Faith Effort Plan will be scored
- Selection Committee reviews and recommends
- Interviews (as necessary)
- Negotiation
- Board Award

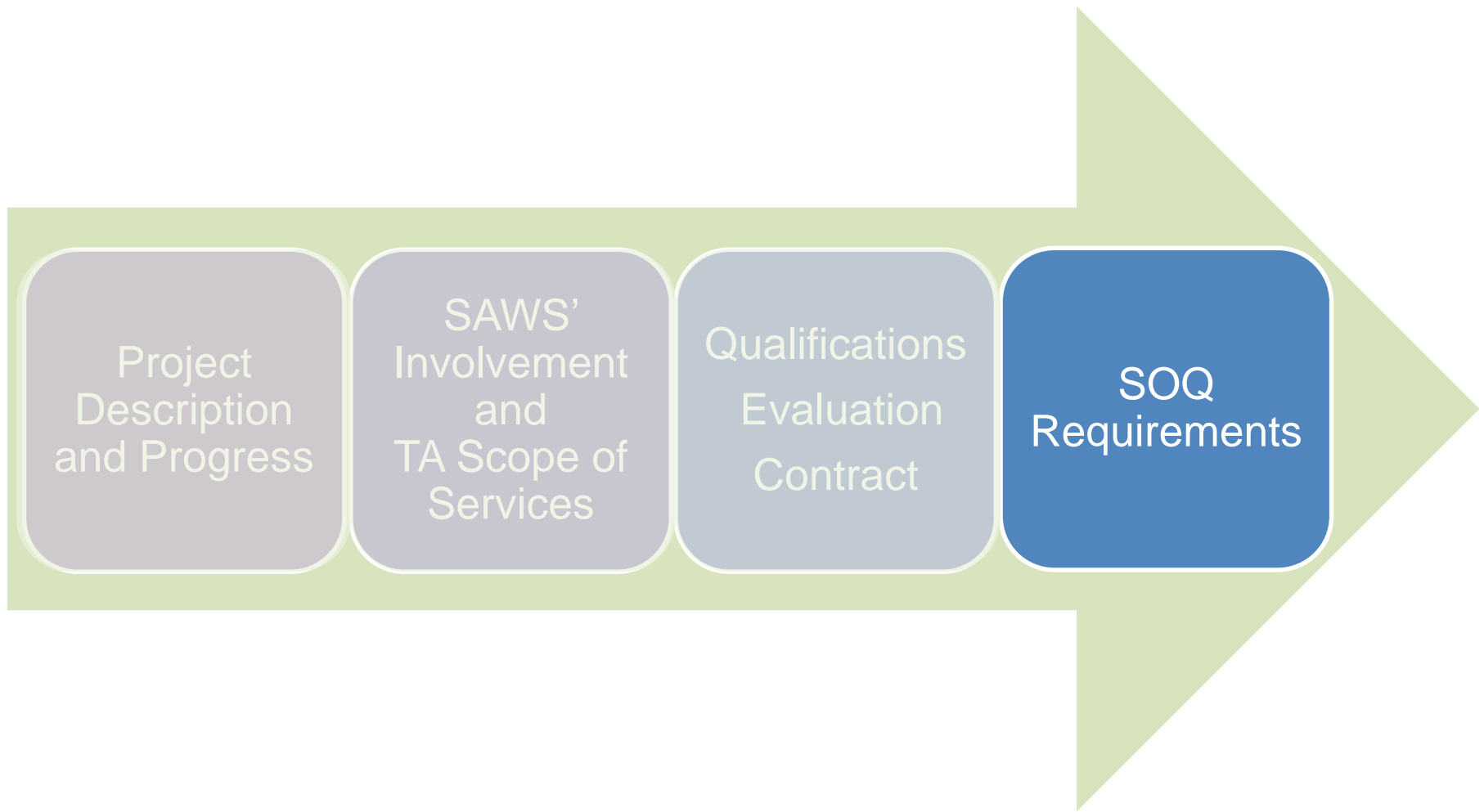


# Time and Materials Contract

## Project Roles

- Principal
- Lead Project Manager
- Review & Inspection Scheduling
- Lead Process Engineer
- Senior Professional Engineer (Review, Specialty Discipline Inspection, etc.)
- Project Engineer
- Cost Estimating
- Commissioning, Performance Testing, Operations Specialist
- Document Management
- Administrative Assistant
- Regular General Inspection (including travel, lodging, supplies)
- Travel (other than regular general inspection)

# Presentation Outline



# Submittal Packet

- **Submittal Response Checklist**
- **Respondent Questionnaire**
  - Also allows for the Acknowledgement of Security Procedures, Addendums, and Contract Terms and Conditions
- **Project Approach and Internal Processes** - narrative format
  - Organizational Chart with Respondent Team's key personnel identified:
    - Lead Project Manager/Point of Contact
    - Review PEs & Specialty Inspectors
  - Roles and interaction of partnering firms
- **Project Team** - narrative format
  - Resumes (no more than 1 page each)
  - Key Personnel Succession Plan

# Submittal Packet (Cont'd)

- **Project Experience**
  - Include references with valid contact information
  - Indicate key personnel involvement
  - Describe any P3 or CMAR experience
- **Ability to Meet Deadlines and Responsiveness**
- **W-9**
- **Insurance Certificate**
- **SMWB Good Faith Effort Plan**
- **Conflict of Interest Questionnaire**

# SMWB Requirements

## 25% Aspirational Goal for Professional Services Contracts

- **SMWB Certification accepted from the following entities:**

- South Central Texas Regional Certification Agency
- Texas H.U.B.
- System for Award Management aka “SAM”
- Small Business Administration (SBA)

- **RFQ Scoring:**

- Minority and Women Owned Firms primes
  - Awarded 15 points
- Small Business Enterprises (SBEs) primes
  - Award 5 points plus,
  - Subcontractor SMWB % participation X 20
  - Maximum of 10 points
- Non-SMWB primes
  - Subcontractor SMWB % participation X 20
  - Maximum of 10 points

- **Marisol Robles, SMWB Program Manager (210) 233-3420**

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



# Submittal Packet Helpful Reminders

- Maximize points by addressing all required items requested in the RFQ
  - Be very specific in responses and avoid “boiler plate” responses
  - Highlight areas that are unique to your firm
  - Contact the SMWB Program Manager for assistance
- Use the Submittal Checklist
- Responses are limited to 20 pages excluding resumes **plus** up to 10 additional pages for resumes (required forms do not count – nor do tab dividers)

# Key Dates

- December 9, 2015 by 4:00 p.m. CT **Receipt of Written Questions Due**
- December 11, 2015 by 4:00 p.m. CT **Q & A Posted to Website**
- December 18, 2015 by 2:00 p.m. CT **SOQ Due**
- December 2015 - January 2016 **SOQ Evaluated**
- January 2016 **Interviews, if necessary**
- January 2016 **Selected Firm Notified**
- January 2016 **Negotiations**
- February 2, 2016 **SAWS Board Approval and Award**
- February 2016 **Start Work**

*\*Dates subject to change without notice*

# Communication Reminders

- Upon release of the RFQ until the contract is awarded, there should not be any RFQ-related communication with SAWS':
  - Project Directors
  - Engineers
- This includes phone calls, emails, letter, or any direct or indirect discussion of the RFQ

# Technical Questions

- Should be submitted no later than December 9, 2015 at 4:00 p.m. CT
- Must be in writing, by email to:

**Maria Franco**

Contract Administration Department

San Antonio Water System

[maria.franco@saws.org](mailto:maria.franco@saws.org)

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