

Pre-Qualification Meeting

**SMUD**

East Campus

**New Corporate Yard**



# Agenda

- Introductions
- Background and Project Overview
- Project Delivery Method
- Request for Qualifications Overview
- Project Description
- Qualification Submission
- Addendum
- Proposal Evaluations
- Notifications



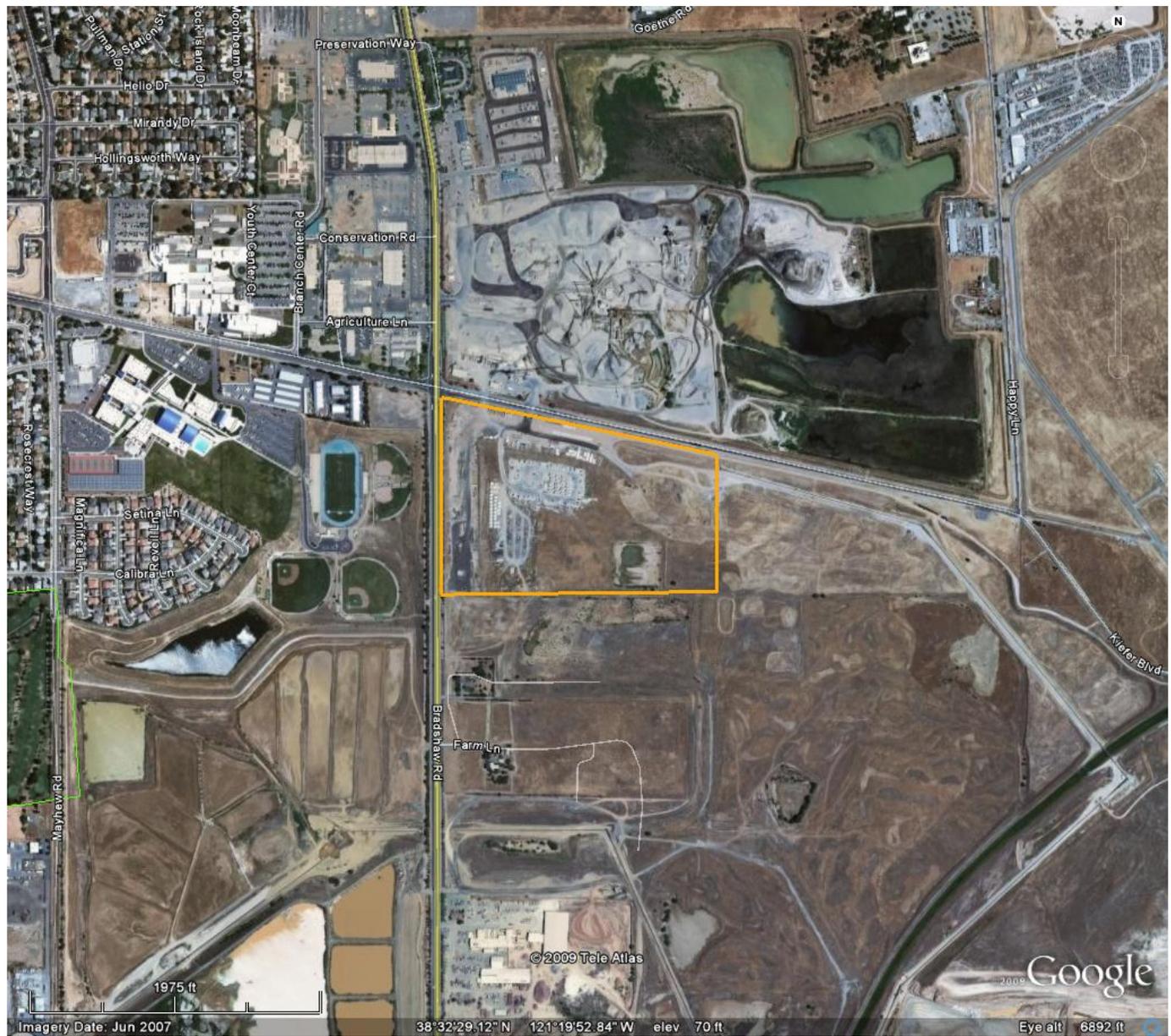
# Introductions

- Glenn Shuder      Project Director
- Eddie McSwain      Project Manager - Parsons
- Doug Norwood      Project Manager
- Johnny Smothers      Procurement
- Lori Okamoto      Supplier Diversity
- Frank Martinez      Supplier Diversity
- Greg 'Augie' Augst      Manager General Services



# Background and Overview

- SMUD is **S**acramento **M**unicipal **U**tility **D**istrict. A public utility that provides power to Sacramento County
- This project will move our existing 59<sup>th</sup> corporate yard to a new facility
- Location of the project is SE corner of Bradshaw and Kiefer Blvd. in Sacramento County





# What Started It?

- Multitude of requests in 2006 to change the 59<sup>th</sup> Yard
- Decided to do a Master Plan to coordinate these changes
  - Placed a hold on the changes - to do study
- In 2007 the Master Plan was completed
  - **“The conclusions are disturbing”**

# Master Plan Findings

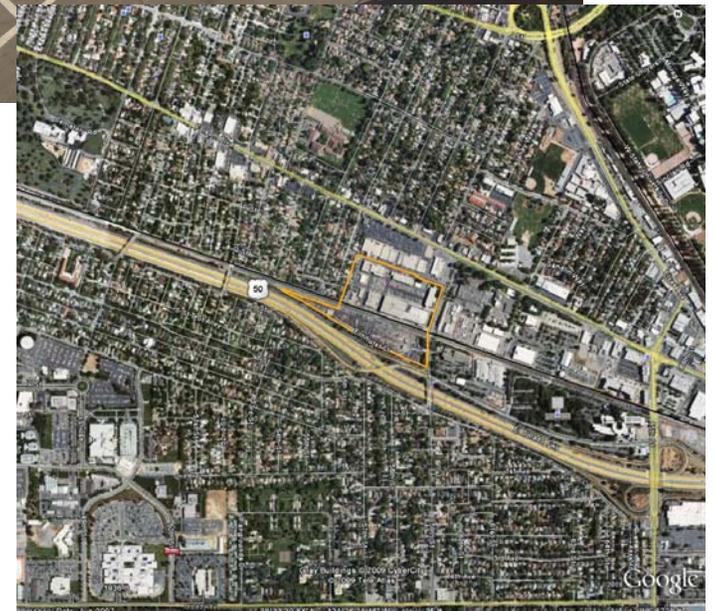
## Layout is 65+ years old

- Land locked - 20 acres
  - Current needs - 40 acres
- Storage & parking
- Many buildings 50+ years old - need major upgrades
- Layout is inefficient; Functions scattered
- Crew & conf. Space lacking
- Will worsen over time



# Findings

- Light Rail & Local traffic impact
  - 59<sup>th</sup> is highly congested at peak times
- Safety & Security
- Not compatible with area
- Renovation will cost 30% more than relocating
  - Resistance from local community





# Major Issues





# Project Delivery Process

- Design-Build method
- Two step selection process
- **Step One:** qualify Design-Build Teams - this RFQ
- **Step Two:** narrow down from 4 to 6 teams to bid on project
- Why? State law. CAL. PCC. CODE § 20192



# Request for Qualification

Five parts to the RFQ – total 1000 points

- Part **one 5.4**: Prequalification Information
- Part **two 5.5**: PASS or FAIL section
- Part **three 5.6**: Scored Questions Design-Build Entity
- Part **four 5.7**: Scored Questions General/Architect/Engineers
- Part **five 5.8**: Interviews



# Step One Qualification

## 5.4 Prequalification Information

- No points
- Information on the team
  - Contractor/Architect/Engineers
  - Background information
    - License, who is owner, bonding, and personnel



# Step One Qualification

## 5.5 Design-Build Entity

- **Pass or Fail section**
- Design-Build Team must pass first set of questions
- **If you do not pass, the RFQ will not be evaluated**
- Bonding limits (min. \$80M)
- Insurance limits, General Liability (\$25M) and Project Policy (\$10M)



# Step One Qualification

## 5.6 Scored Questions Design-Build Entity

- Total of 200 points
- Multiple sections
  - Experience, organization, key personnel
  - SEED participation



# What Are We Looking For?

## Section 5.6

- 5.6.1 Design-Build Experience
  - Worked together before
  - Corporate yard; offices, warehouse, fleet maintenance, shop facilities, etc
- 5.6.2 Organization and manage a project
- 5.6.3 Design experience
  - LEED and sustainable
- 5.6.4 Construction experience
  - LEED, Sustainable and PLA
- 5.6.5 Qualification of key personnel
- 5.6.6 SEED participation



## 5.6.6 SEED

- What is SEED? Supplier Education & Economic Development
  - Board adopted program to promote economic development of its ratepayer base.
- SMUD's goal of 20%
- SMUD is hosting a **Supplier Networking Conference** on December 8, at McClellan
- What is needed at this time:
  - Just need a written description of how you will accomplish the goal
  - Worth 100 points
- The bid phase will offer a \$2,000,000 price advantage if you meet this goal.



# Step One Qualification

## **5.7 – Scored Questions (General/Architect/Engineers)**

- Based upon California Dept. of Industrial Relations - worth 700 points
- 5.7.1 Prime contractor - 29 Q?
- 5.7.2 Architect of Record -13 Q?
- 5.7.3 Civil Engineer-13 Q?
- 5.7.4 Structural Engineer-13 Q?
- 5.7.5 Mechanical Engineer-13 Q?
- 5.7.6 Electrical Engineer -13 Q?



# Step One Qualification

## 5.8 Interviews

- We plan to conduct interviews with the top ranked firms
- How many?
  - Could be all of the submissions
  - Will interview at your office
  - Questions to be submitted 7 days ahead of interview
  - Worth the final 100 points



# Scoring Sheet

Item	Criteria description	Points Available
<b>5.4</b>	<b>PREQUALIFIATION INFORMATION</b>	INFO ONLY
<b>5.5</b>	<b>DESIGN-BUILD ENTITY</b>	<b>(PASS/FAIL)</b>
	5.5.1 General Pass/Fail Questions	<b>PASS/FAIL</b>
<b>5.6</b>	<b>SCORED QUESTIONS DESIGN-BUILD ENTITY</b>	
	5.6.1 Design-Build Experience	20
	5.6.2 Organization and Management Approach	20
	5.6.3 Design Experience	20
	5.6.4 Construction Experience	20
	5.6.5 Qualifications of Key People	20
	5.6.6 SEED Participation	100
<b>5.7</b>	<b>SCORED QUESTIONS (GENERAL / ARCHITECT / ENGINEERS)</b>	
	5.7.1 Questions For The General Contractor (GC)	200
	5.7.2 Questions For The Architect (A)	100
	5.7.3 Questions For The Civil Engineer (CE)	100
	5.7.4 Questions For The Structural Engineer (SE)	100
	5.7.5 Questions For The Mechanical Engineer (ME)	100
	5.7.6 Questions For The Electrical Engineer (EE)	100
	<b>Subtotal</b>	<b>900</b>
<b>5.8</b>	<b>INTERVIEWS</b>	100
	<b>FINAL SCORE</b>	<b>1000</b>



## Step Two Bidding

- Design-Build Teams will be invited to bid
- Minimum of 4 possibly up to 6 teams
- A stipend will be given to the teams that are not successful in obtaining the project during the bid phase



# Bid Documents

- Invitation for Bids
  - Instructions to Bidders
  - SEED program criteria
  - Project Contract
  - Project General Conditions
- Design Criteria
  - Technical conditions, performance criteria,
- Bridging Documents
  - Project designed with site layout, building plans and equipment criteria



# Proposed Schedule (subject to change)

- Issue RFQ to potential teams October 19, 2009
- Mandatory pre-qual meeting November 3, 2009
- Last day for questions? November 24, 2009
- **RFQ's due** December 15, 2009
- Interviews January 2010
- Teams selected for Bids February 2010
- Project info delivered February 2010
- SEED bootcamp March 2010
- Bids due May 2010
- Board awarded contract June 2010
- Construction complete 2013



# Project Description





# Overall Project Goals

- Minimize O&M costs; consolidate
- Reduce fleet costs
- Provide 'state-of-the-art' workforce environments
- Enhance safety
- Project successful image
- 60 year life
  - Build for flexibility
  - Allow for future expansion
- Respect the community



# Project Goals

- Platinum LEED certification
- Net ZERO energy site
  - Solar panels on site to off set energy use - Power Purchase Agreement (PPA)
  - Ground source heat pump system
  - LED lighting
  - High performance and energy efficient
- Sustainable project
- SMUD's Savings by Design
- Utilization of BIM
- Long term materials – ease of maintenance



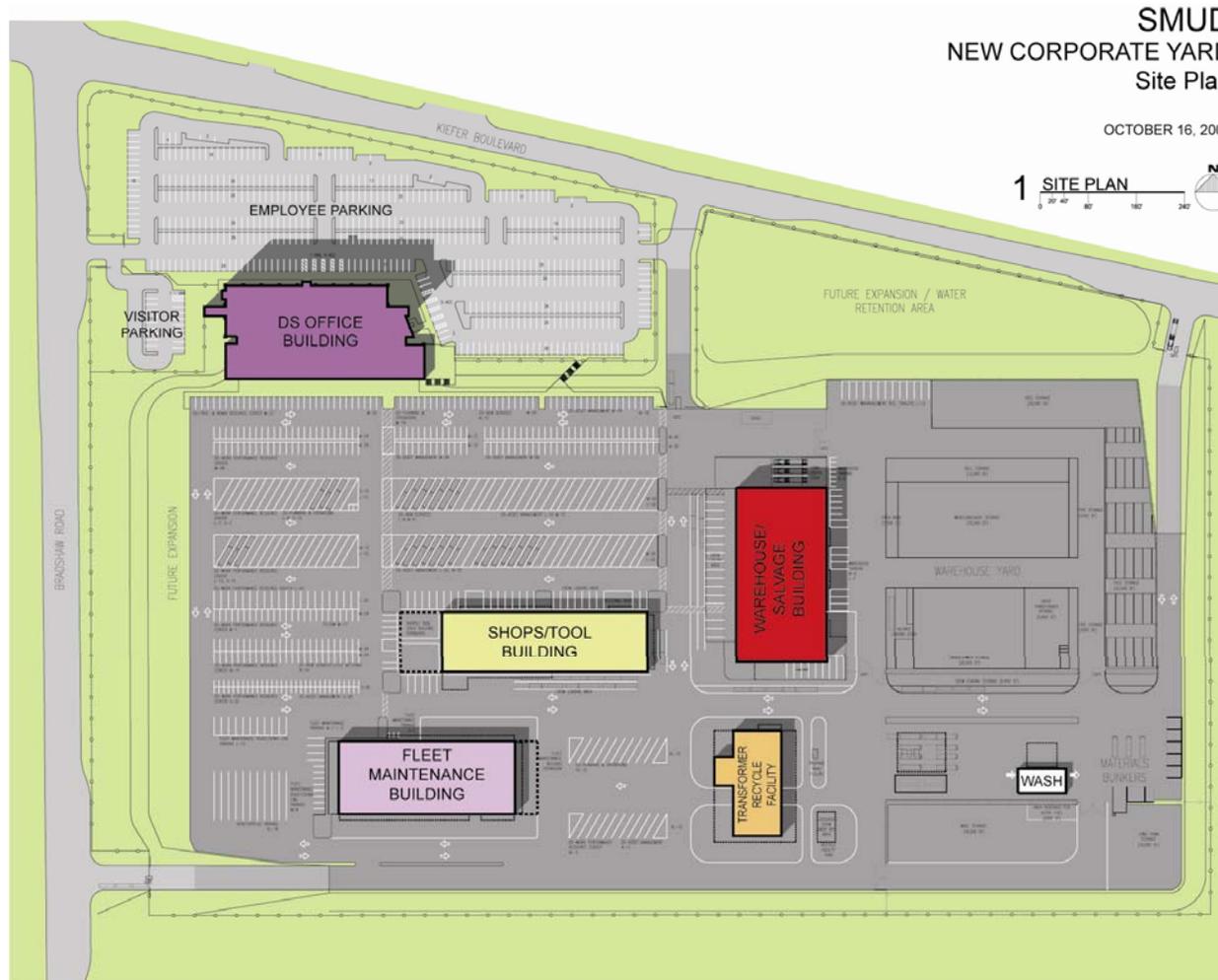
# Site Description

- 51+ area site at Bradshaw and Kiefer Boulevard
- Previously mined site
- Most of yard will be at a lower level





# Project Description





# Project Description

- Office/Conference/Training building
  - Five stories 150,000 sf
  - 24/7 Distribution Services Control Room
  - Crew spaces
  - Self service cafeteria
- Vehicle maintenance 40,000 sf
- Tool and Shop building 46,000 sf
- Warehouse/Salvage 44,000 sf
- Transformer Repair 15,000 sf



# Project Description

- Fuel Island and Wash station
- Parking for 700 employees with solar covering
- Fleet parking for 560 vehicles
- Open Storage areas



# Project Budget

- Management commitment
- Project is funded as part of SMUD's Multi-Year Major Capital Projects resolution
- Design-Build cost estimate is \$90M



# What is Not Included

The following items are NOT part of the Design-Build portion of the project

- Offsite utilities/road improvements
- Telecommunication to the site
- Geotechnical and material testing
- Office furniture system design, layout & installation
- FFE of shop/warehouse spaces
- Moving



# Qualification Submission

- Please format your submission to comply with the outline in the RFQ
- Double sided is preferred
- All forms must be filled out & signed
- All questions must be written and submitted no later than November 17



# Qualification Submission

- Submissions will be judged based upon the information presented
  - Do not assume we know you
- Submissions can be mailed, shipped or in person



## RFQ Due?

Request for Qualifications are due

- **December 15, 2009 at 2:00 pm**
- **Here at SMUD Headquarters Building**
- Submissions after that time will NOT be accepted



# Addendum

- Changes to this RFQ will be issued by an addendum
- Need to be registered on **SMUD EBSS** to receive any changes or updates



# Proposal Evaluations

- Proposal will be evaluated following the scoring key in
  - Section 6 PRE-QUALIFICATION QUESTIONNAIRE SCORING KEY
  - Please put your proposal together to follow our format.



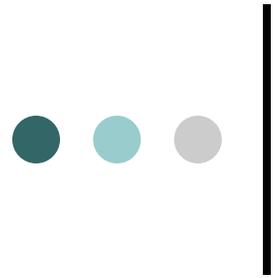
# Notifications

- Notification of non-selected Design-Build Teams
- Notifications of selected team to bid on project
- Publication of qualified list on EBSS



# Firms That Cannot Participate

- Parsons Commercial Technology Group
- Beverly Prior Architects
- WCS/Ca
- Maintenance Design Group, LLC
- Guttman & Blaevoet Consulting Eng.
- Wood Rodgers, Inc
- Kleinfelder
- The Crosby Group
- Blymyer Engineers
- The Hoyt Company
- Burleson Consulting
- Jones Lang LaSalle



# Questions?



# SEED Program

- Proposed Project Price Advantage:
- For primes whose bids include at least 20% SEED subcontracting, the price advantage shall be the lesser of:
  - 1) 5% of the project estimate (\$2 Million max) or
  - 2) 5% of the lowest responsible bid (\$2 Million max);
- For primes whose bids include less than 20% SEED subcontracting, the price advantage shall be the lesser of
  - 1) 5% of the sum of all SEED subcontract bids not to exceed \$2 Million.

Bid Value	SEED	Non-SEED	Price Adv	Net Bid
\$89M	\$17.8M	\$71.2M	<b>\$2M</b>	\$87M
\$83M	0	\$83M	0	\$83M
\$84M	\$16.8M	\$67.2M	<b>\$2M</b>	<b>\$82M</b>
\$85M	\$17.0M	\$68.0M	<b>\$2M</b>	\$83M
\$84M	\$8.4M	\$75.6M	<b>\$420K</b>	\$83.58M