



# RFP-25-002: CONSTRUCTION MANAGEMENT SERVICES

Preproposal Meeting and Site Tour

July 30, 2024



## Today's presentation is for information only

- RFP will remain the governing document
- Only an official addendum will modify the RFP
- Any questions received at today's Preproposal Meeting may be answered verbally. However, oral statements may not be relied upon and will not be binding or legally effective.

# Presentation outline

- AlexRenew Background
- Summary of Projects Under Construction Management Services Contract
- Construction Management Services Scope
- Draft Contract Terms and Conditions
- Procurement Process

# Today's Speakers



Felicia  
Glapion

Chief  
Engineering Officer



Caitlin  
Feehan

Chief  
Administrative Officer



Igor  
Scherbakov

Procurement  
Manager

***Point of Contact***



Paul  
Carbary

Senior O&M Advisor





# ABOUT ALEXRENEW

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Purifies 13 billion gallons of  
wastewater at its facility each year

Serves over 300,000 customers in  
Alexandria and Fairfax County

\$1 billion 10-year Capital  
Improvement Program

Independent authority

Governed by a 5-member citizen Board



# ALEXRENEW STRATEGIC GOALS

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## Operational Excellence

Taking proactive steps to meet current and future challenges

## Thriving Workforce

Investing in our staff and fostering a culture of belonging

## Environmental Sustainability

Being good stewards of our resources to minimize our impact on the environment

## Commitment to Community

Strengthening connections with the public and providing affordable service

## Strategic Partnerships

Promoting watershed-level thinking through collaboration and advocacy

AlexRenew's  
\$1.2 billion of  
assets



**54-million-gallon-per-day**  
wastewater treatment plant



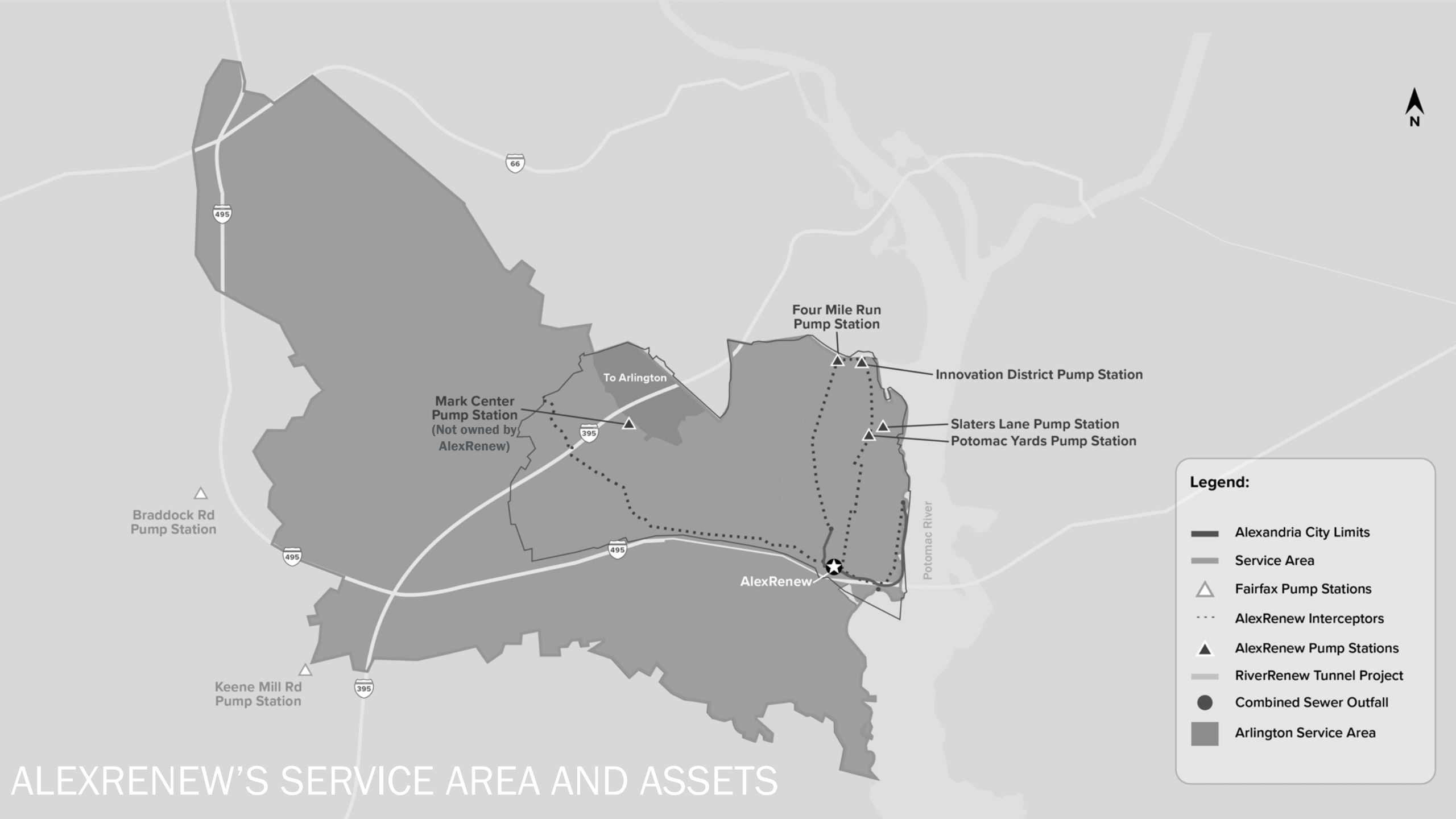
**20-miles**  
of intercepting sewers



**2.2-mile**  
combined sewer tunnel  
and associated  
infrastructure



**Five**  
sewage pumping  
stations



# ALEXRENEW'S SERVICE AREA AND ASSETS





# SUMMARY OF PROJECTS UNDER CONSTRUCTION MANAGEMENT SERVICES

**Tertiary  
Systems  
Upgrade**



**Centrate  
Pretreatment  
Upgrade Project**



**Preliminary  
and Primary  
Systems  
Upgrade  
Project**



**Solids  
Upgrade  
Program**





# JOB ORDER CONTRACTS OVERVIEW

## OVERVIEW

- In July 2024, AlexRenew renewed job order contracts (JOC) with F. H. Paschen (FHP), PC Construction, and American Contracting and Environmental Services (ACE)
- Task orders are ongoing and support AlexRenew's Improvement, Renewal, and Replacement (IRR) program
- Task Order Limits:
  - \$1,000,000 max per task order
  - \$10,000,000 max per year

## EXAMPLE TASK ORDERS

- Plant process water valve replacements
- Tertiary settling tank valve replacements
- WRRF safety improvements
- Plant air compressor upgrades
- Digester flare repairs



Valve replacement at AlexRenew

# SOLIDS UPGRADE PROGRAM

## SCOPE OF WORK

- Thickening and dewatering equipment replacement
- Gravity thickener system overhaul (includes electrical)
- Pasteurization decommissioning
- Digester heat exchanger and mixing replacement
- Solids dryer facility
- Combined heat and power facility

## DELIVERY METHOD

- Construction Management At-Risk (PC Construction)

## ESTIMATED CONSTRUCTION COST

- \$175 million (Class V estimate)

## SCHEDULE

- Notice to Proceed: May 2024



Gravity Thickeners at AlexRenew

The **Solids Upgrade Program** is being implemented to upgrade solids processes to improve reliability and plan AlexRenew's solids future



- New thickening and dewatering equipment
- Replacement of sludge mixers

- Gravity thickener system overhaul
- Installation of solids dryer facility

- Digester heat exchanger replacement
- Digester mixing replacement

- Pasteurization decommissioning

Payne St



# PRELIMINARY AND PRIMARY SYSTEMS UPGRADE

## SCOPE OF WORK

- Coarse and fine screening, scum, and grit systems upgrade
- Coarse screen building expansion
- Pump replacement and wet well refurbishment
- Primary weir observation house roof replacement

## DELIVERY METHOD

- Construction Management At-Risk (Ulliman Schutte)

## ESTIMATED CONSTRUCTION COST

- \$60 million (Class V estimate)

## SCHEDULE

- Notice to Proceed: July 2024



Preliminary and Primary Processes at AlexRenew

The **Preliminary and Primary Systems Upgrade Project** is being implemented to improve equipment reliability and process performance



Payne St

Refurbish roof, steel supports, lighting, electrical, and other appurtenances

Weir House

Primary Settling

Pipe Gallery

K

Upgrade fine screening, scum, and grit systems

Inspect conduits

A

- Construct new coarse screen channel
- Upgrade coarse screens and raw sewage pumps
- Refurbish wet well and pump room

Replace baffles, slide gates, scum skimmer, and handrails

- Upgrade sludge pumping
- Refurbish pipe gallery

# TERTIARY SYSTEMS UPGRADE PROJECT

## SCOPE OF WORK

- Filter media replacement
- Tertiary settling tank equipment upgrades
- Valve replacement
- Chemical dosing system upgrades

## DELIVERY METHOD

- Progressive design-build

## ESTIMATED CONSTRUCTION COST

- \$30 million (Class V estimate)

## SCHEDULE

- Request for Qualifications: February 2025
- Notice to Proceed: November 2025



Tertiary Settling Tanks at AlexRenew



The **Tertiary Systems Upgrade Project** is being implemented to improve equipment reliability and process performance



- Filter rehab
- Media and valve replacement

Filters

Tertiary Settling  
Tanks

- Tertiary settling tank equipment upgrades
- Chemical dosing system upgrades

# CENTRATE PRETREATMENT (CPT) UPGRADE PROJECT

## SCOPE OF WORK

- Decant system replacement
- Aeration system replacement
- Pump replacement
- Piping and control modifications (Building L)

## DELIVERY METHOD

- Design-bid-build

## ESTIMATED CONSTRUCTION COST

- \$10 million (rough order of magnitude)

## SCHEDULE

- Invitation for Prequalification: Fall 2024
- Notice to Proceed: January/February 2025



Building 69 – Centrate Pretreatment

# CONSTRUCTION MANAGEMENT SERVICES

## SCOPE OF WORK

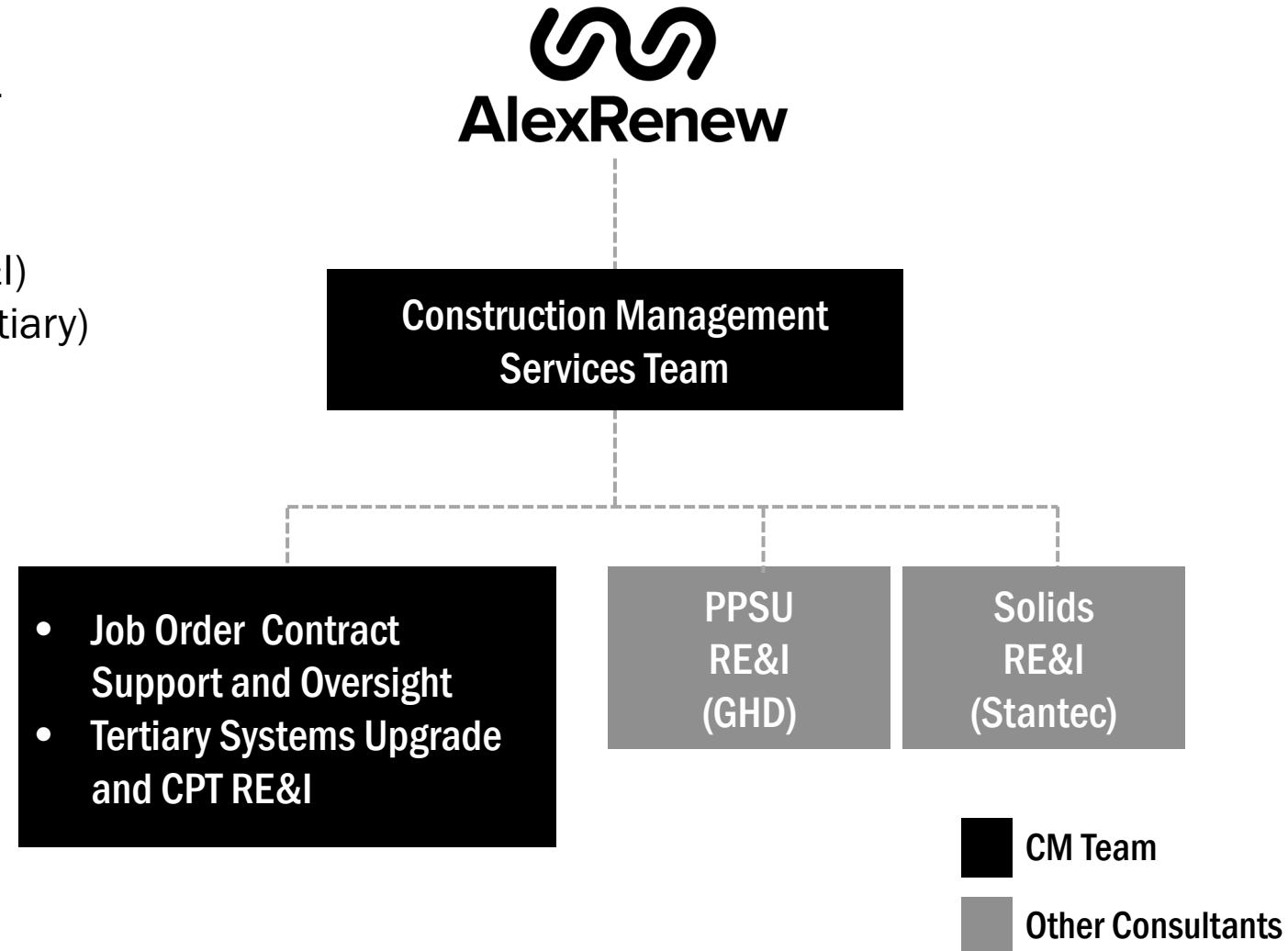
- Management of the resident engineers for Solids and PPSU projects
- Job Order Contract support and oversight
- Resident Engineering and Inspection (RE&I) services for Tertiary Systems Upgrade (Tertiary) and Centrate Pretreatment (CPT) projects

## CONTRACT TYPE

- Professional engineering services

## SCHEDULE

- Notice to Proceed: November 2024



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# CONSTRUCTION MANAGEMENT SERVICES SCOPE: OVERVIEW

**Construction Management Information System (CMIS) Services**

**Procurement Phase Services**

**Preconstruction and Design Phases Services**

**Construction Management Oversight Services**

**Resident Engineering and Inspection (RE&I) Services**

**Job Order Contract (JOC) Oversight and Support Services**

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# CONSTRUCTION MANAGEMENT SERVICES SCOPE: CMIS SERVICES

## Construction Management Information System (CMIS) Projects

- Solids Upgrade Program
- Preliminary and Primary Systems Upgrade Project
- Tertiary Systems Upgrade Project
- Centrate Pretreatment Project

## CMIS Services

- Assist Owner in selection of the CMIS for use on all projects
- Implement, establish, and maintain the CMIS
- Set-up workflows, processes, and training for all parties (Owner, engineers, and contractors)
- Administration including onboarding, user setup, training, data management, and reporting functionalities



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## CONSTRUCTION MANAGEMENT SERVICES SCOPE: PROCUREMENT PHASE

### **Tertiary Systems Upgrade Project**

- Prepare for and participate in confidential meetings with the Shortlisted Design-Builders
- Technical review of proposals

### **Centrate Pretreatment Project**

- Constructability reviews

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# CONSTRUCTION MANAGEMENT

## SERVICES SCOPE: PRECONSTRUCTION AND DESIGN PHASE

### **Preconstruction and Design Phase Projects**

- Solids Upgrade Program
- Preliminary and Primary Systems Upgrade Project
- Tertiary Systems Upgrade Project

### **Preconstruction and Design Phase Services**

- Constructability reviews
- Cost estimate reviews
- Schedule reviews

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# CONSTRUCTION MANAGEMENT SERVICES SCOPE: CM OVERSIGHT

## Construction Management (CM) Oversight Projects

- Solids Upgrade Program
- Preliminary and Primary Systems Upgrade Project
- Tertiary Systems Upgrade Project
- Centrate Pretreatment Project

## CM Oversight Services

- Establish procedures and manage the change management process
- Monthly reporting to Owner on schedule and costs
- Coordination across all projects (i.e. traffic, safety, space, plant impacts, etc.)
- Oversight of resident engineers for Solids and PPSU projects
- Payment application reviews
- Project close-out

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# CONSTRUCTION MANAGEMENT SERVICES SCOPE: RE&I SERVICES

## Resident Engineering and Inspection (RE&I) Projects

- Tertiary Systems Upgrade Project
- Centrate Pretreatment Project

## RE&I Services

- Facilitate project progress meetings
- Cost estimating and cost management
- Payment application reviews
- Safety compliance and monitoring
- Quality management
- Inspection services
- Permit compliance and monitoring
- Risk monitoring
- Submittal reviews
- Field reports and documentation
- Record drawing coordination
- Coordinate start-up, testing, and commissioning
- Coordinate training
- Project close-out

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# CONSTRUCTION MANAGEMENT SERVICES SCOPE: JOC OVERSIGHT AND SUPPORT SERVICES

## **Job Order Contracts (JOC) Oversight and Support Services**

- Manage overall tracking of task orders, costs, and progress for all three (3) JOCs
- Develop scopes of work and prepare task orders
- Price proposal review and negotiation
- Prepare independent cost estimates
- Payment application review
- Inspection services
- Change management
- Facilitate progress meetings
- Document control
- Commissioning, training, and close-out

# DRAFT CONTRACT TERMS AND CONDITIONS

## Format

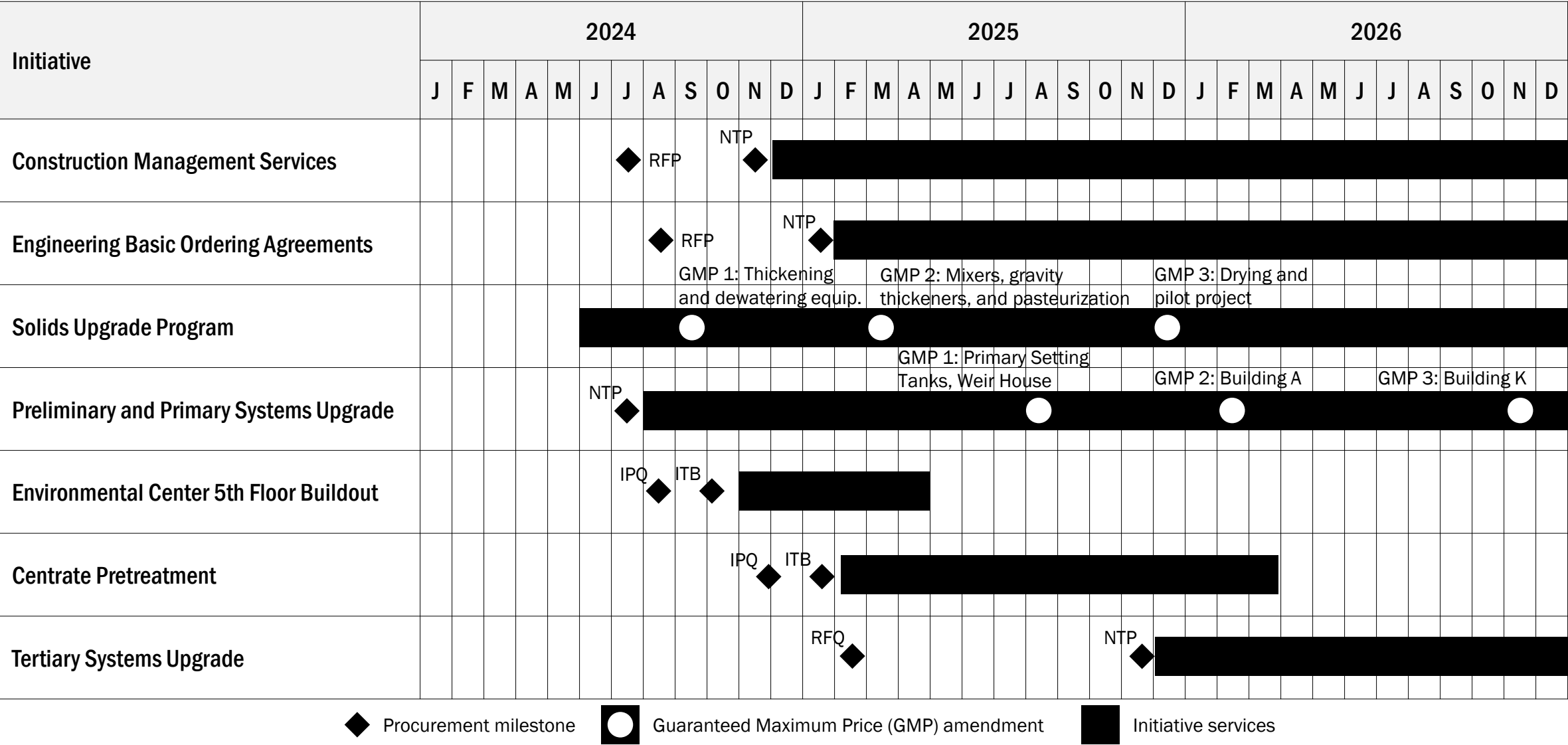
- Based on Engineer's Joint Contract Documents Committee (EJCDC) Construction Manager as Advisor (CMA) 501
- *To be issued via Addendum*

## Professional services agreement

- Annual scope and not-to-exceed budget for each fiscal year (July 1 – June 30)
- Scope to be finalized as part of negotiations
- Not-to-exceed budget:
  - Compensation = direct labor costs x multiplier, + reimbursable expenses
  - Multiplier based on an audited overhead rate
- Invoicing and payments
- Insurance requirements

***CM Services Team is precluded from pursuing Tertiary Systems Upgrade Project Progressive Design -Build***

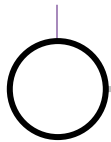
# SCHEDULE OF UPCOMING INITIATIVES



# RFP-25-002 PROCUREMENT TIMELINE

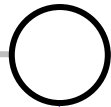
**July 23, 2024**

Issue Request for  
Proposal Documents



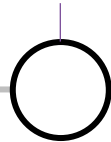
**September 10, 2024**

Proposals Due



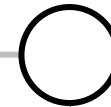
**Late October 2024**

Negotiations with  
Selected Respondent



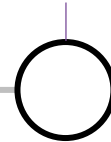
**November 2024**

Board Approval



**November 2024**

Notice to Proceed





# RFP-25-002 EVALUATION CRITERIA



## Team Organization and Key Personnel

- Organizational structure
- Narrative on Respondent's ability and capacity to perform
- Key Personnel and experience
  - Construction Manager
  - Construction Management Information System (CMIS) Lead
  - Change Management Lead
  - Respondent Identified (2)

**65 points**



## Approach and Related Experience

- Approach to Delivering:
  - CM Services with two (2) example projects
  - Resident Engineering and Inspection Services with one (1) example project
  - Job Order Contract Oversight Services with one (1) example project
  - CMIS Services with one (1) example project

**30 points**

## Commitment to Safety

- Corporate safety program
- Narrative of proposed approach for coordinating safety programs across all entities

**5 points**

# ACCESS REQUEST FOR RFP-25-002 REFERENCE DOCUMENTS

## Reference Documents:

1. Preliminary/Primary System Upgrades Schematic Design Report, March 2024
2. Preliminary/Primary System Upgrades Schematic Design Drawings, March 2024
3. Solids Upgrade Program (CMAR) 30% Design Package – Memo, May 2024
4. Solids Upgrade Program (CMAR) 30% Design Package – Drawings, May 2024
5. AlexRenew WRRF Tertiary Settling Tanks Upgrade Draft Preliminary Engineering Report, February 2024
6. Effluent Filters Condition Assessment and Proposed Repair Plan Technical Memorandum, April 2024

**To request access, send an email to [CMServices-25-002@alexrenew.com](mailto:CMServices-25-002@alexrenew.com):**

- **Subject:** Request for Reference Documents SharePoint Access RFP-25-002
- **Include:** Respondent's list of individuals requesting access including full name, title, company name, and e-mail address.

# PROCUREMENT NEXT STEPS

**August 23.** Last day to submit questions

**September 3.** Last day for addenda

**September 10.** Proposal submission electronically by 2:00PM  
to [CMServices-25-002@alexrenew.com](mailto:CMServices-25-002@alexrenew.com)



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