



1800 Limerick Street
Alexandria, VA 22314
alexrenew.com

August 6, 2024

**RFP-25-002: Construction Management Services
Addendum No. 1**

Respondents shall acknowledge receipt of this Addendum on the RFP Checklist in Attachment C of the Request for Proposals (RFP) with submittal of the Proposal. Failure to do so may result in the rejection of the Proposal.

Addendum No.1 to RFP-25-002 consists of following:

- Three (3) pages of text;
- The questions from Respondents and AlexRenew responses; and
- The list of attendees and copy of the presentation from the optional Information Session and Site Tour held on July 30, 2024.

Respondents shall make the following changes to all pertinent sheets, pages, and paragraphs of RFP-25-002.

A. **Amend** Table 2.2 under Section 2.4 as follows:

CM Oversight	Tertiary and Centrate Pretreatment RE&I	Job Order Contract Support and Oversight
<ul style="list-style-type: none"> Construction management Information System (CMIS) software implementation and management (including software selection <u>and evaluation of purchasing options with Owner, including purchase through CM Services Team</u>) Change management Monthly reporting to Owner on cost and schedule Coordination across projects (i.e. traffic, safety, space, plant impacts, etc.) Oversight of resident engineers for the Solids Upgrade Program and PPSU Project 	<ul style="list-style-type: none"> Progress meetings Submittal review Contractor schedule review Contractor payment application reviews Risk monitoring Permit compliance and coordination Non-conformance notices, requests for information, etc. Owner training Commissioning and closeout Inspection services 	<ul style="list-style-type: none"> Scope coordination between Owner, contractors, and engineers Price proposal review and negotiation Prepare independent cost estimates Inspection services Contractor payment application review Progress meetings Submittal review Document control Commissioning and closeout

B. **Amend** Paragraph 3.5.A as follows:

Approach to Delivering Construction Management Services for PPSU, CPT, Tertiary, and Solids. Describe Respondent's methodology to provide CM services for the PPSU, CPT, Tertiary, and Solids projects as described in Table 2.2. Detail should be provided of how the Respondent intends to integrate with the Owner and coordinate throughout the plant to ensure the success of the Solids, CPT, Tertiary, and PPSU projects. Using the template provided as Table 3.2, provide two (2) example projects demonstrating the Respondent's experience in providing these services associated with advanced wastewater treatment plant rehabilitation, upgrade, and expansion projects.

Response to Respondent's Questions

Q1: Regarding Conflict of Interest: can AlexRenew please provide additional information about what projects the CM Services Team may be precluded from participating in? At the Industry Forum on June 26, it was stated that there would not be a conflict of interest for future work with the exception of the Tertiary Systems Upgrade Project. In addition, if we are a subconsultant on a CM Services Team, will that be seen as a potential conflict of interest for submitting as a prime or teaming for future design services?

A1: The successful Respondent (including all team members) will be precluded from providing services, in any other capacity, to contractors or design-builders, directly or indirectly, related to the Tertiary Systems Upgrade Project Progressive Design-Build. Respondents are also on notice that the CM Services Team may be precluded from participating in future AlexRenew procurements for design services on future capital projects bid during this Contract if

AlexRenew determines, in its sole discretion, that the CM Services Team's participation would create an unacceptable conflict of interest.

Q2. What is the term of the contract and are there any option years?

A2: The contract term will continue through the completion of the last project listed in the Scope of Services. Based on the current projections, this is anticipated for Fiscal Year 2031 (ending June 30, 2031).

Q3. What is the dollar amount limit of the contract?

A3: There is no set contract limit at this point. Every year AlexRenew will review and approve the budget for the contract based on the anticipated level of effort required.

Q4. Will AlexRenew provide office space for the CM Services Team?

A4: During preconstruction and design services, AlexRenew anticipates to provide workspaces within its Environmental Center. It is anticipated that space will be provided within a trailer on AlexRenew's campus once construction is underway.

Sign-In Sheet from July 30, 2024 RFP-25-002: Construction Management Services Preproposal Meeting



Meeting Sign-in

Meeting Title: RFP 25-002-Construction Management Services for Capital Projects - Information Session
Date: 7/30/2024

No.	Name	Company	Phone	E-mail
1	Brian Hallinger	Denscones	717 587 2903	bhallinger@dewberry.com
2	Bill Hill	RK + K	219-873-3699	bhill@rkk.com
3	Anthony Piedmont	Dewberry	510-241-6080	apiedmont@dewberry.com
4	Chris Ley	SZPM	703-798-7276	CLEY@SZPMCONSULTANTS.COM
5	Kathy Tyson	Gannett Fleming	443 880 4038	KTyson@qfnet.com
6	MIKE TRAIL	GANNETT FLEMING	301-458-1555	mtrail@gfnet.com
7	Laura Kroppel	Atkins Realis	703-517-0375	Laura.Kroppel@atkinsrealis.com
8				
9	Jim O'Hanlon	ICK	781-640-2986	JOHANLON@SCHABEL-ENG.COM
10	Ray Haslimer	EPC	571-429-1911	Ray.Haslimer@epcconsultants.com
11	Diyaar Bozkurt	McKissack	703-678-3424	diyaar.bozkurt@epcconsultants.com
12	Dorian Hemming	BC	678-849-9568	Dhemming@BrownGold.com
13	Bruce Brown	BC	609-915-2562	bbrown@browngold.com
14	Marian Butler	AlexRenew		marian.butler@alexrenew.com
15				
16				
17				
18				
19				



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

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

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

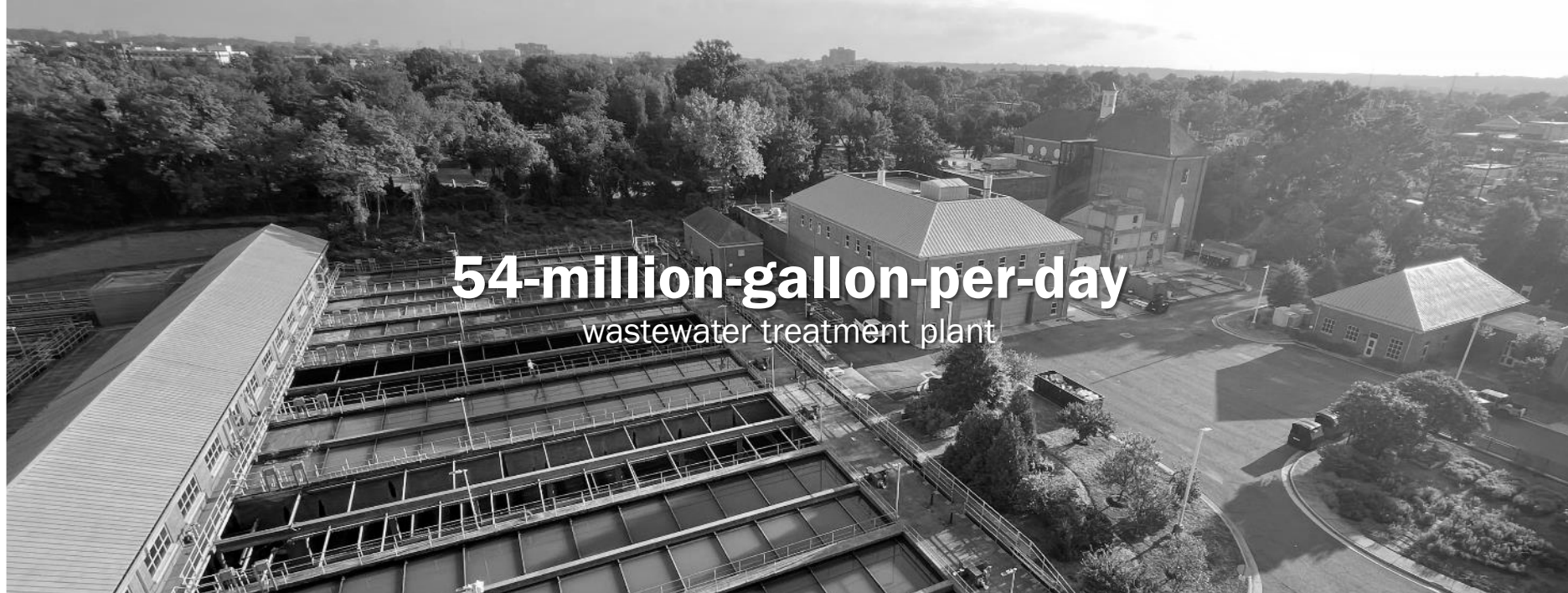
Commitment to Community

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



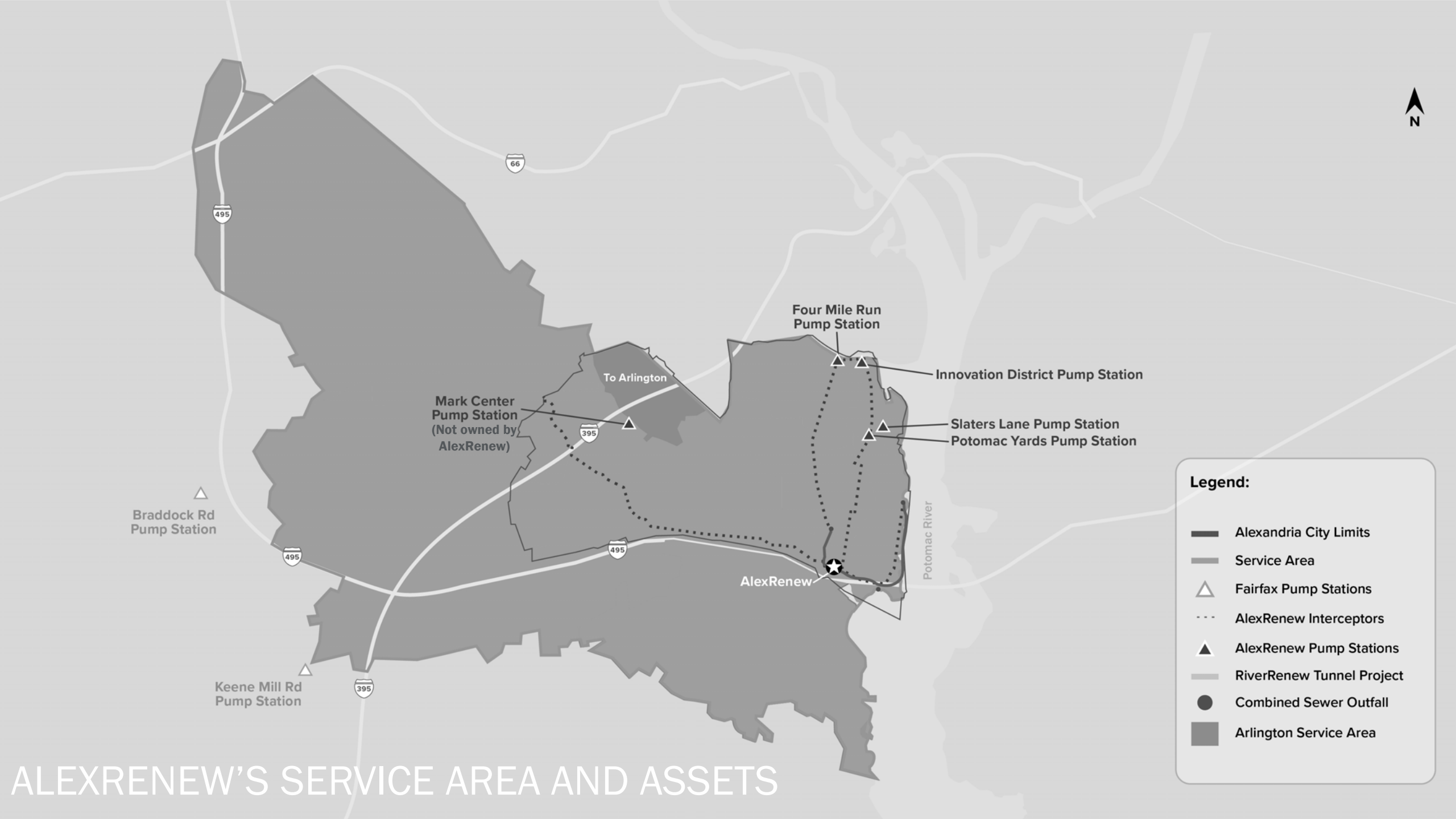
20-miles
of intercepting sewers



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

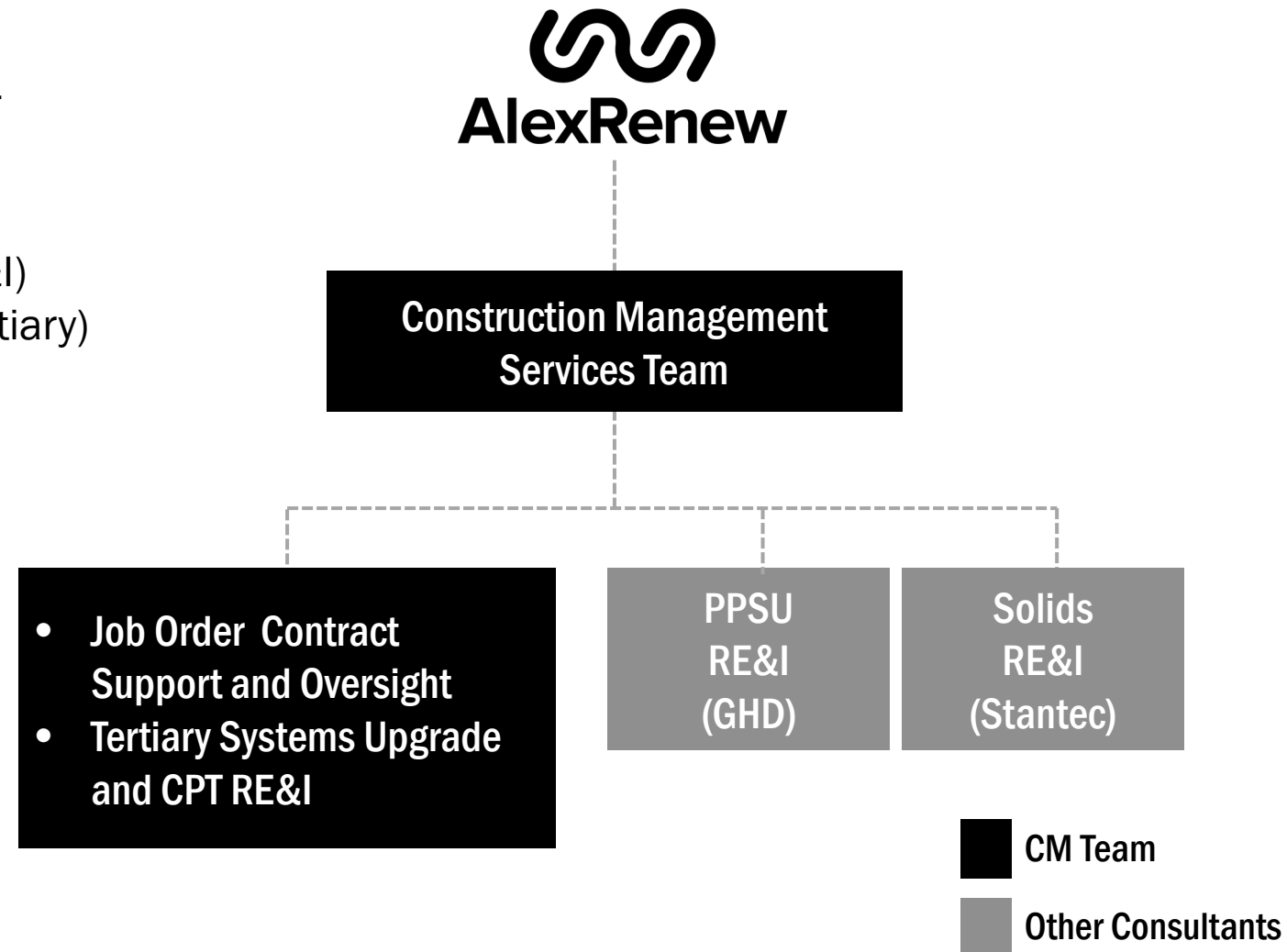
- Management of the resident engineers for Solids and PPSU projects
- Job Order Contract support and oversight
- Resident Engineering and Inspection (RE&I) services for Tertiary Systems Upgrade (Tertiary) and Centrate Pretreatment (CPT) projects

CONTRACT TYPE

- Professional engineering services

SCHEDULE

- Notice to Proceed: November 2024



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

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

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

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

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

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

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

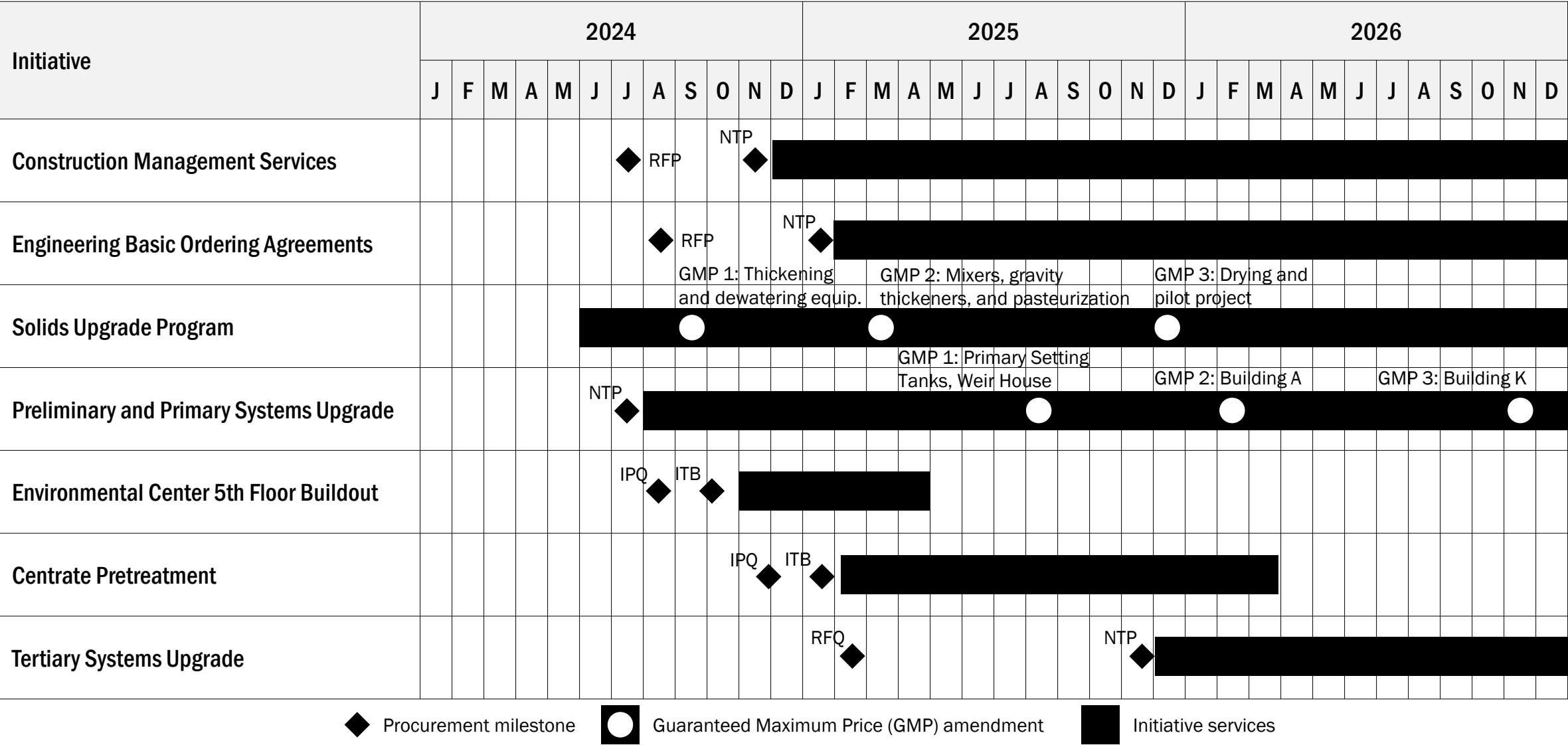
- Based on Engineer's Joint Contract Documents Committee (EJCDC) Construction Manager as Advisor (CMA) 501
- *To be issued via Addendum*

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

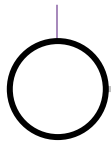
SCHEDULE OF UPCOMING INITIATIVES



RFP-25-002 PROCUREMENT TIMELINE

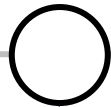
July 23, 2024

Issue Request for
Proposal Documents



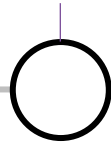
September 10, 2024

Proposals Due



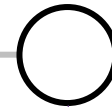
Late October 2024

Negotiations with
Selected Respondent



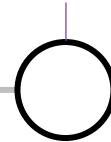
November 2024

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:

- **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



AlexRenew

To learn more, visit www.alexrenew.com