



# WA6207 - Water Treatment Plant Replacement Phase 1 Design Build Services

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Prepared for  
City of Grants Pass

## DESIGN-BUILD SERVICES

for the Water Treatment Plant Replacement Project

CITY PROJECT NO. WA6207

PROPOSAL | MAY 2021



Confidence



Cost Savings



Collaboration





# Subject and Summary

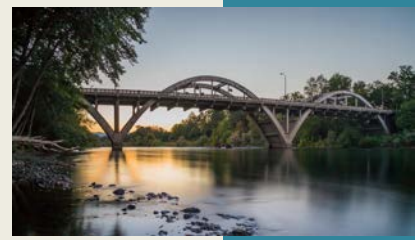
- Provide a summary of Design Builder selection process and Phase 1a Services for Council consideration
- Relationship to Council Goals
  - Maintain, Operate and Expand our Infrastructure to meet community needs
    - Build a new Water Treatment Plant \*\*\*





# Background/Timeline

- March 1, 2021 the City took ownership of the J Street Property allowing work to construct a replacement water treatment plant to commence
- March 3 staff presented a timeline for advancing the project beginning with the clearing and preparation of the J Street property for construction
- Staff also presented a timeline for the entire project including advertising a Request for Proposals, confidential interviews and when Council would see a design builder selected





# Design Builder Selection

- A Request for Proposals (RFP) was advertised in the Daily Journal of Commerce and the Grants Pass Daily Courier to solicit proposals from firms to be the City's Design Builder
  - March 22, 2021
  - March 24, 2021
  - March 29, 2021
- The RFP required firms to register with the City to receive documents
  - 39 firms signed up to receive the RFP
    - Including subcontractors, suppliers and plan centers





# Design Builder Selection

- April 13<sup>th</sup> and 14<sup>th</sup> the City held confidential meetings with four design build teams to discuss the project
  - Confidential meetings were for teams to discuss details about the project, discuss initial concepts, ask detailed questions regarding project intent and budget
- May 24<sup>th</sup> the City received proposals from 4 qualified teams: Jacobs/Sundt, Kiewit/GHD, Mortenson/HDR and Slayden/Carollo
  - The City wants to publicly thank all of the teams for their submittals – each of them could have provide the City with a stellar project





# Design Builder Selection

- Between May 24 and June 14 the proposals were evaluated by a 7 member evaluation committee including staff from Medford Water Commission, Josephine County and Thornton Engineering
- Points were awarded for:
  - Team structure
  - Experience
  - Project Understanding
  - Fee and Rate
  - Safety
  - Consideration of Local Labor/Resource

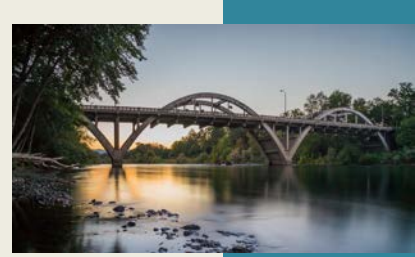




# Design Builder Selection

- Scores were independently generated and then the team met to compare and discuss
- Through the proposal phase Slayden was the overwhelming leader
  - 10 points separated the teams with 50 points available for the interview

	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	Evaluator 6	Evaluator 7
Kiewit/GHD	3	3	2	2	3	4	4
Jacobs/Sundt	4	4	4	3	2	2	1
<b>Sladen/Carollo</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>
Mortenson/HDR	2	2	3	4	4	3	3





# Design Builder Selection

- All four teams were invited to interviews were held on June 26, 2021 at the Public Safety Training Room
  - Interviews were encouraged to not use power point presentations and to involve team members that would be assigned to the project every day for the next 4-5 years
- Slayden remained the preferred constructor through the interview phase demonstrating a thorough understanding of the community, the project and the desire to make this project successful within the stated budget

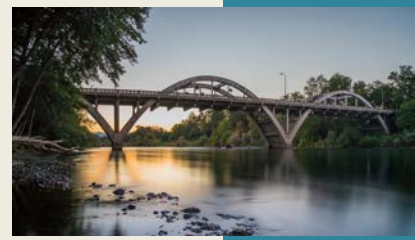






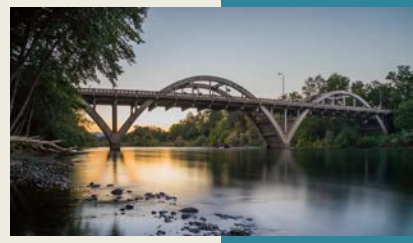
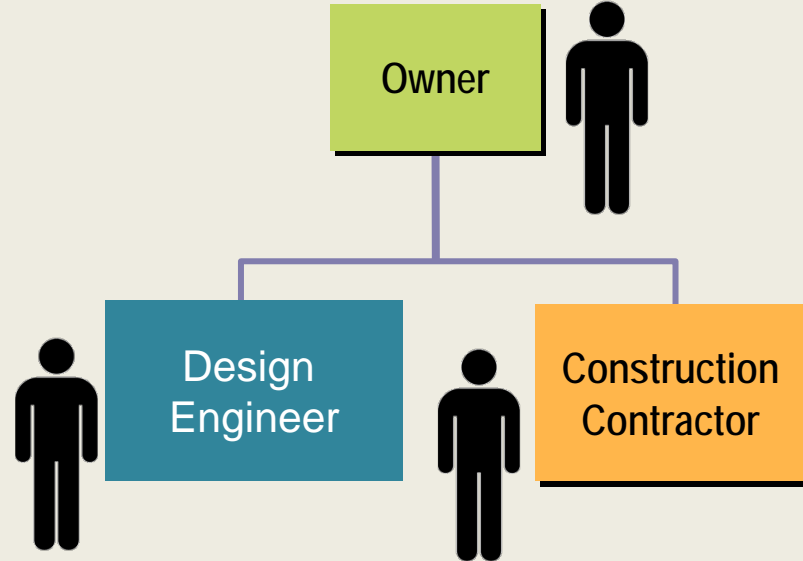
# Design Builder Selection

- June 29 staff issued a notice of intent to award the water treatment plant replacement design build contract to Slayden
- Since that time staff and the City's Owners Representative, Stantec, have been working with Slayden to develop a detailed scope of work and fee for Phase 1a Services
  - RFP proposed a general scope of services – a new scope, based on Slayden's proposal needed to be developed
  - Fee is based on the revised scope of work



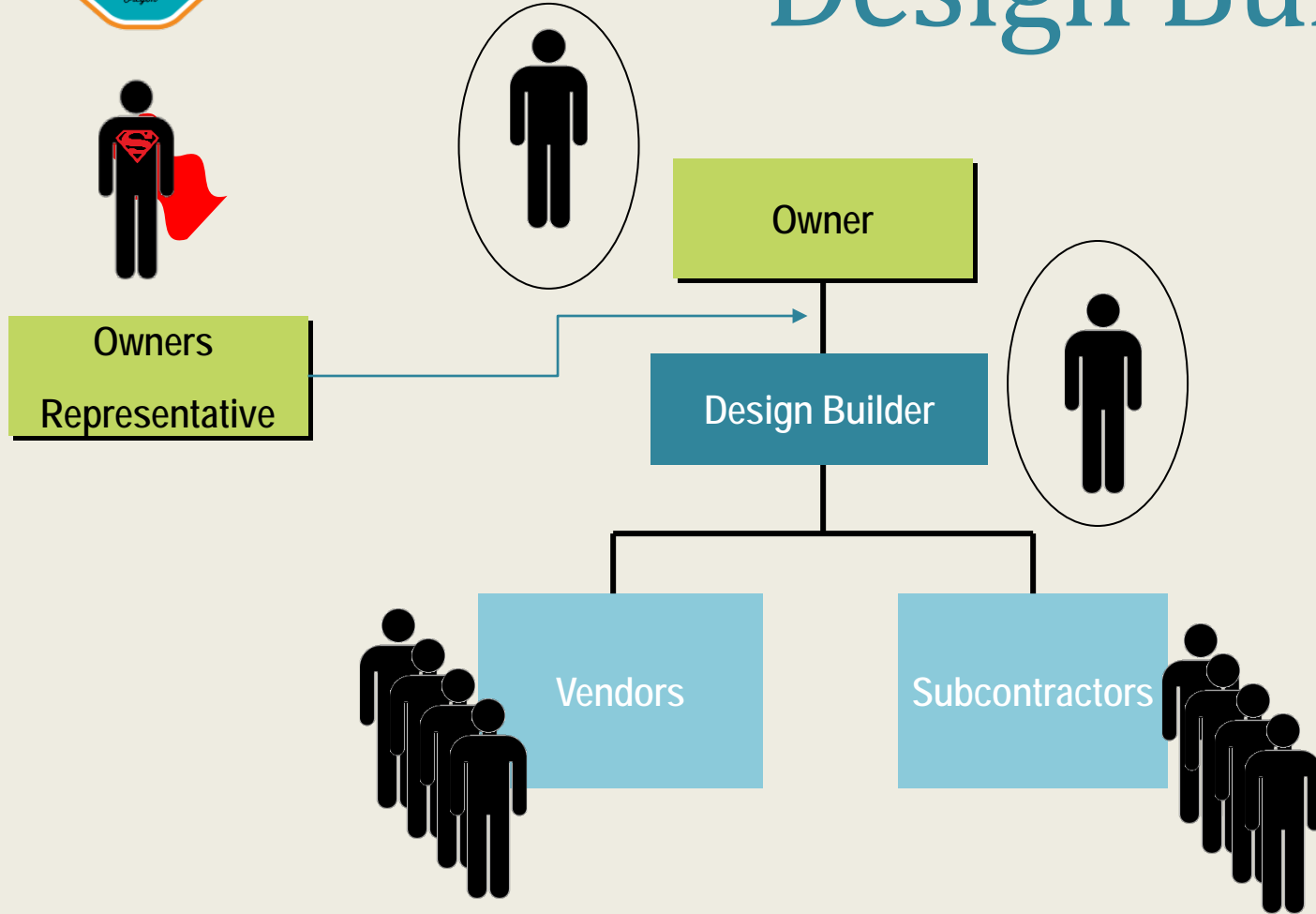


# Contracting Structures – Design-Bid-Build



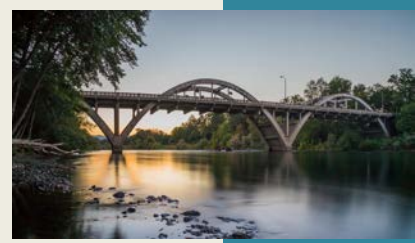
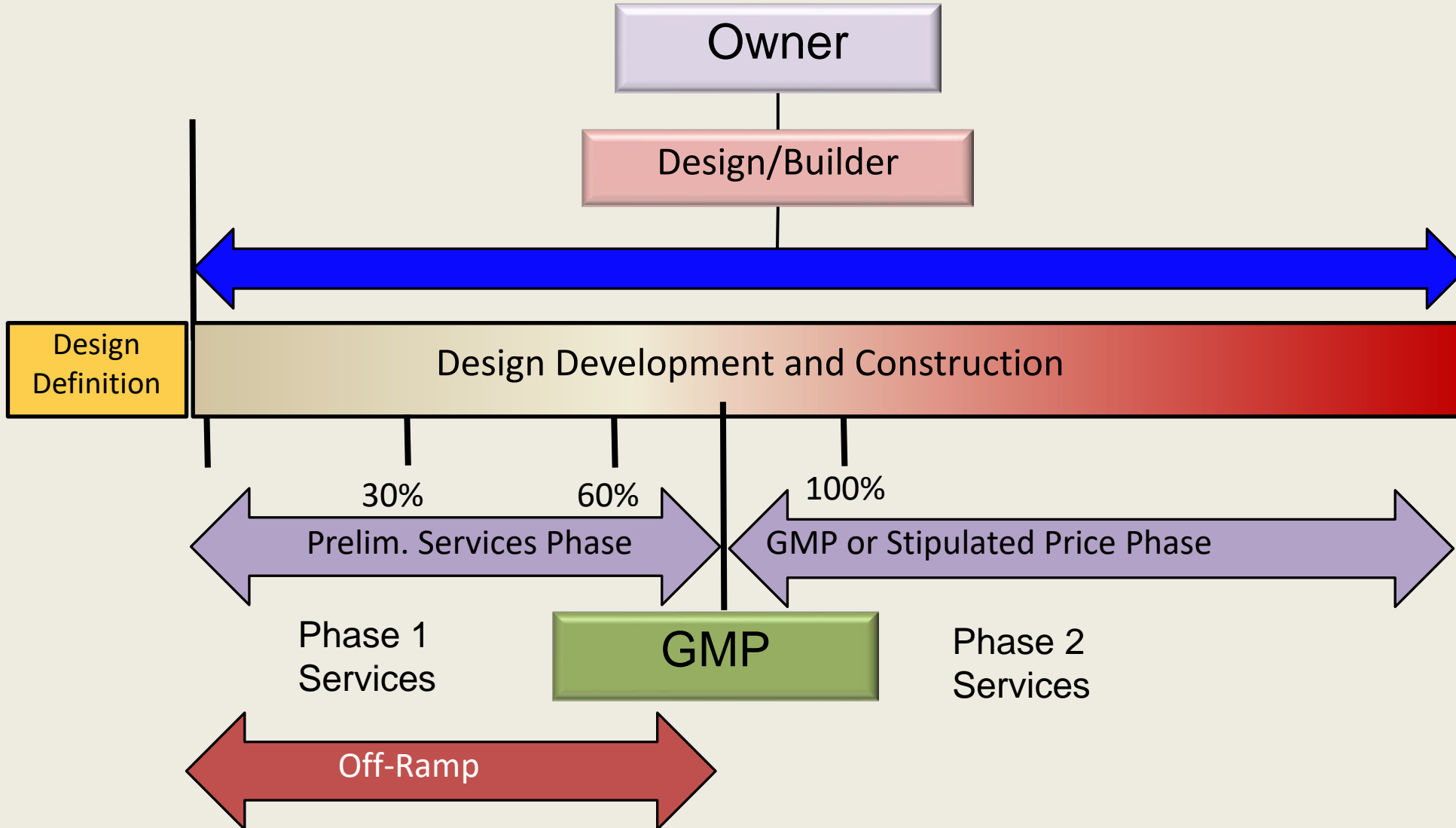


# Contracting Structures – Design Build





# Progressive Design Build Process Overview





# Design Build Process

- Progressive Design Build will allow the City to better control the pace, cost and project options for the replacement water treatment plant
  - Typically, Phase 1 services involve Design services
  - For the water plant project the Phase 1 services are divided into two unique components
    - Phase 1a will be used to analyze treatment technology – allowing Council to choose the technology that will work best on the site and for the future of Grants Pass
    - Phase 1b will complete ~90% of the design of the council selected technology in order to prepare the Guaranteed Maximum Price (GMP)
  - Phase 2 services will include construction, startup and commissioning of the replacement water treatment plant





**Optimizing the Raw Water Pipeline Alignment:** As an alternative to the “baseline” pipeline alignment beneath Mill Street, we will evaluate routing the pipeline in the right-of-way along the Grants Pass Parkway. Although this alignment requires two trenchless crossings of Hwy 199, it has several compelling advantages, including 20 percent less length, fewer utility conflicts, and significantly lower costs.

- Example:
  - Design Builder is proposing an alternate pipeline route that may be shorter and easier to construct and may be less costly



**The existing alignment presents challenges:**

- 1 Sanitary Sewer / Raw Water Pipeline Conflict (Sanitary Sewer Pipe Replacement Required)
- 2 60” Stormwater / Raw Water Pipeline Conflict (Impacts Use Of Ozone In Pipeline)
- 3 Insufficient Room For Twin Parallel Pipes (Single Pipe Required For Current & Future Demand)
- 4 Reduced Finish Water And Raw Water Separation

**An alternate alignment may provide benefits:**

- 5 Trenchless Crossings Of Hwy 199 ~ 200 Lf Max
- 6 Minimizes Existing Utility Conflicts & Impacts To Local Businesses
- 7 Opportunity For Redundant Raw Water Supply Pipes and Construction that is Out of Traffic (With Phase 1 Sized For Current Demand (30 mgd))
- 8 Trenchless Crossings Of Hwy 199 ~ 250 Lf Max (Minimize Disruption To Traffic)



# Phase 1 Services – Scope of Work

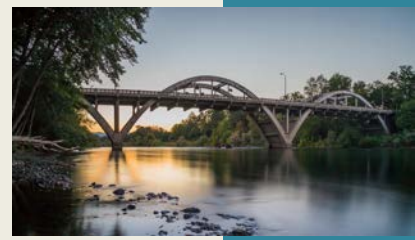
- Phase 1 Services will be includes 8 distinct tasks
  - Task 100 – Project Management and Coordination
  - Task 200 – Geotechnical Services
  - Task 300 – Technology Evaluation and Selection
  - Task 400 – Basis of Design
  - Task 500 – Design
  - Task 600 – Permitting Assistance and Public Outreach
  - Task 700 – Guaranteed Maximum Price (GMP) Development
  - Task 800 – Conformed Document Development





# Phase 1 Services – Scope of Work

- Task 100 is for general management of the project for the duration of Phase 1 services including:
  - Project Delivery Plans – these plans detail all aspects of how the project is delivered
  - Monthly reports detailing change and schedule management, financial data to date and forecast
  - Progress meetings with the team to ensure on time and on budget delivery







# Phase 1 Services – Scope of Work

- Task 200 provides additional geotechnical services to:
  - Ensure seismic stability of specific locations of plant site
    - Can result in enhanced foundation design
  - Pipeline route development and design
- Task 500 provides for complete design of the selected water treatment plant
  - Includes 30%, 60% and 90% review periods and corresponding cost estimates
  - Also includes modeling of intake structure to confirm intake structure performance and that proposed modifications do not degrade the ability of the raw water pump station to provide needed flows





# Phase 1 Services – Scope of Work

- Task 600 provides for permitting and public outreach assistance
  - This project has significant portions of work that are “offsite” and will require extensive public notification and awareness
- Task 700 is Guaranteed Maximum Price (GMP) development
  - The GMP is the final price of the replacement water treatment plant and will be brought to Council for approval before construction can commence
- Task 800 is delivery of conformed drawings ready for construction





# Phase 1 Services – Scope of Work

- Staff are asking Council to approve the fee for Tasks 300 and 400
  - Technology selection
  - Basis of Design
    - Some budget from other tasks will be required to complete the technology selection
- This work must be performed to determine the final costs for Phase 1 services





# Technology Selection

- Task 300 is focused on analyzing various water treatment technologies
  - Conventional vs. membrane
- Factors affecting the selection process include:
  - Site conditions –
    - Change Order No.3 – could be a significant factor considering recent discoveries
  - Capital construction costs
  - Operations cost
  - “Future Proofing” – building for potential future regulations
  - Staffing requirements





# Basis of Design

- The Basis of Design (BOD) report formally documents what the City and Design Builder have agreed to build
- Included in this work task is an extensive value engineering session to review the conceptual design and budget and make any changes prior to completion of the BOD
- The final BOD will be used to determine the final cost of the Phase 1 Services including:
  - Final Design (30%, 60%, 90% and Conformed Drawings)
  - Guaranteed Maximum Price Development





# Value Engineering (VE)

- Value engineering will take place over two half day and two full day sessions
  - In the first half day session the Design Build Team will present the initial BOD to the VE Team
  - The VE team will then spend two days reviewing the BOD with an eye to increasing value and decreasing cost
  - In the final half day session, the VE team will present items that should be incorporated into the final design to the Design Build team
  - The VE team will be comprised of City staff, Owners Representatives, outside subject matter experts and DB Team financial estimating and constructability team members





# Cost Implications

- The cost for Phase 1a services is \$1,378,103
  - At the conclusion of Phase 1a services we will be ask Council to approve Phase 1b which will likely cost an additional \$4M to \$6M
- Funds for Phase 1a services are available in Project WA6207 – Replacement Water Treatment Plant





# Call to Action

- Call to Action Date: Tentatively scheduled for consideration on September 15, 2021 Council meeting but at Councils discretion
- Alternatives
  - Move to an additional workshop
  - Move to Council Action on 9/15/2021

