

# REQUEST FOR PROPOSAL (RFP)

## TOWN OF JOHNSTOWN WATER TREATMENT PLANT EXPANSION PROJECT CMAR DESIGN PHASE SERVICES

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### **1. INTRODUCTION**

The Town of Johnstown (Town) is requesting proposals (RFP) from Construction Manager at Risk (CMAR) firms to provide design phase and potentially construction phase services for the Water Treatment Plant (WTP) Expansion Project (Project) design phase services.

The Town is currently in the 30% design phase of a WTP expansion project. The existing WTP is Dissolved Air Flotation (DAF) pretreatment followed by Conventional Filtration with a Granular Activate Carbon vessels as a polishing step rated for 6.2 MGD. The facility will be expanded to 12 MGD with a Pressurized Membrane Filtration, Granular Activated Carbon (GAC) and utilizing the existing DAF pretreatment.

Design phase CMAR services would commence immediately following agreement execution and be completed by September 2023. Assuming the Town and the selected design phase CMAR firm reach an agreement on a Guaranteed Maximum Price (GMP) and associated Contract Terms with the selected design phase CMAR firm, the Town will proceed with the CMAR firm to construction of the proposed improvements. Construction is desired to begin immediately following the design phase in September 2023, with a desired Substantial Completion of the project by July 2025. The Town is reserving it's right to break this project into a multi-phased approach that could include early work packages for civil and site work along with various elements of the yard pipe in advance of the CDPHE permitted plant construction as appropriate to complete the construction of the WTP Design.

### **2. PROJECT SUMMARY**

The Town is experiencing rapid growth and needs additional treatment capacity at the Water Treatment Plant (WTP); and is thus proceeding with a facility expansion and upgrade project to the existing 6.2 MGD WTP to 12 MGD. The town is in the procurement process of an additional 6.5-acre parcel to the south of the existing site for the expansion location in order to allow for operations to continue at the existing facility. Yard piping will need to be rerouted to accommodate the new building construction. There are two anticipated expansions to this facility; phase 1 which the Town is obtaining CMAR services for and phase 2 for a 21 MGD expansion anticipated in the next 10 years. The project is summarized below:

- Installation of a raw water blending vault to combine the Town's raw water sources ahead of the DAF pretreatment process.
- Reuse the existing DAF/pretreatment building by performing a condition assessment and installing necessary upgrades to existing equipment. The Town will be requesting the CMAR to obtain a condition assessment as part of the services provided in this RFP. Cost will be capture through an additional service request. Known items are as follows:
  - Replace existing backwash recycling piping
  - May include upgrades/replacement of rapid mixers, flocculation mixers, and recycle pumps
  - Replacement of existing air dispersion piping
  - Refurbish existing skimmers

- New float pumps and related piping
- New sodium permanganate system
- Modify electrical equipment where necessary
- Construction of residual solids handling building to provide storage and dewatering of pretreatment solids produced from the existing DAF in lieu of discharging solids to the sanitary sewer.
  - One story building (anticipated pre-engineered metal building)
  - Solids storage tank with mixing
  - Non redundant dewatering equipment including pumps and press
  - Conveyor system to solids bin
- Construction of a new treatment building (anticipated pre-engineered metal building) that will include:
  - Settled water wet well and pump station
  - Membrane feed strainers
  - Membrane filtration system sized for Phase 1 production capacity of 12 MGD
  - Membrane filtration ancillary systems
  - GAC contractors including relocation of three (3) existing GAC systems and addition of five (5) new GAC systems
  - Disinfection Contact Basin
  - Distribution pump station sized for 21 MGD with equipment installed for 12 MGD
  - Chemical storage systems sized for 21 MGD production. Sizing dependent on membrane supplier
  - Electrical room
  - Administrative space including control room, break room, labs, offices, IT rooms, mechanical rooms, and restrooms
- Modifications to the existing electrical switchgear for the existing WTP, including rerouting power from the existing distribution pump station to provide power to new equipment
- Installation of a new Electrical service to provide power to the new treatment building
- Installation of a new generator to power new service and potential upgrades/maintenance to

### **3. DESIGN APPROACH**

The Town recently switched from an Ozone BAF design to UF Membrane with GAC in order to address taste and odor concerns caused by Geosmin/MIB compounds found in the Town's source water versus the ability of ozone to treat the recorded levels. The Town's Design Engineer, Burn's & McDonnell, is working through a 30% design concept for the UF membrane and GAC delivery in workshops. In order to expedite design at this phase, a formal drawing set will not be produced, and progress prints will be utilized for review and consumption. As part of the proposal process please review the workshops listed below and identify the critical items that are of value to revisit with CMAR lens.

#### Design Workshops for 30%

Workshop 101 – Membrane Filtration Selection & Layout: Oct 12

Workshop 102 – Building Layout & DCB: Oct 26

Workshop 103 – Electrical and controls: Nov 3

Workshop 101A – Membrane filtration selection: Nov 9

Workshop 104 – Blending vault, distribution, and storage pump stations: Nov 30

Workshop 105 – Building and architectural considerations: Dec 14

Workshop 106 – Residuals building & piloting: Dec 28 - reschedule due to holiday

Workshop 107 – Administration and/or maintenance spaces: Jan 11

Workshop 108 – Pretreatment building modifications: Jan 25

#### **4. GENERAL INSTRUCTIONS**

The selected CMAR will become a member of the Town's Project Team, which will consist of the selected CMAR Firm, Contract Operations (Ramey Environmental), Design Engineer (Burns and McDonnell), Owner's Representative (Blue Water) and Town Staff. The selected CMAR Firm will provide design phase consulting services to assist the Town in developing a final guaranteed maximum price (GMP). The services will include but are not limited to constructability evaluation of the facility, value engineering, cost evaluation, and project schedule determination. Upon completion of design phase services, and if an agreement is reached between the CMAR and Town on the GMP and Schedule, the selected CMAR Firm will be contracted to provide construction phase services. Refer to this RFP's attachments for additional details about the design and key project elements. The Town of Johnstown intends to select a CMAR based on qualifications and negotiate a GMP for the work package(s).

#### **4.1. QUALIFICATIONS**

CMAR firms will be evaluated against the following qualification requirements:

- Project Experience:
  - CMAR firm shall have experience as a general contractor in the construction of at least five (5) municipal water treatment plants through substantial completion within ten (10) years prior to the date of this RFP.
  - These projects shall have a minimum construction contract amount of \$10,000,000 and a minimum treatment capacity 5 million gallons per day (MGD).
    - Submit a minimum of three (3) featured project references. Firms may supplement project reference worksheets with project data sheets or other information deemed necessary for consideration in the evaluation.
    - The proposed Project Manager and Project Superintendent shall have worked on at least one of the aforementioned featured projects, either individually or as a team.

- Submitted applications that do not meet the above project experience requirements will be rejected.
- Track record of project completion based on feedback from project references regarding CMAR firm's construction quality, project management, communication, and scheduling management.
- Start up and commissioning process and approach to operator training
- Location of permanent place of business as it relates to potential mobilization costs.
- Experience and degree thereto with projects of similar size and scope.
- Key personnel committed to the project.
- Safety rating and history of compliance with Occupational Safety and Health Administration construction industry standards.
- Financial situation and having sufficient staff, resources, and technical experience to perform the work properly and expeditiously.

#### **4.2. PRE-BID MEETING AND SUBMITTAL DEADLINE REQUIREMENTS**

No mandatory pre-bid meeting will be held, but responding firms may attend an optional site visit on November 16, 2022 starting at 9:30 a.m. All attendees shall meet at Town Hall 450 S Parish Ave Johnstown CO 80534 to travel to the Town's Water Treatment Plant where the RFP will be discussed followed by a facility walkthrough.

Proposals for the Town of Johnstown Water Treatment Plant Expansion Project, Design Phase Services must be received by the Town by the proposal deadline of **2:00 p.m. on December 1, 2022**. Proposals received after this time will not be accepted. Town Representatives shall receive one (1) electronic (PDF) copy of the submittal by the deadline.

Proposal submittals are to be marked "[CMAR Firm Name] Proposal – Johnstown Water Treatment Plant CMAR".

Town Representative information is included below:

Town/Owner  
Ellen Hilbig, Utility Director of Utilities  
Town of Johnstown  
[ehilbig@johnstownco.gov](mailto:ehilbig@johnstownco.gov).  
450 S Parish Ave  
Johnstown, Colorado 80534

To ensure successful delivery of proposals, emailed PDF documents are recommended not to exceed 15 MB. Emailed links for larger files to Dropbox or other file transfer sites are acceptable.

#### **4.3. QUESTIONS AND CONTACT INFORMATION**

All questions relating to this RFP shall be directed to Ellen Hilbig in writing via email at [ehilbig@johnstownco.gov](mailto:ehilbig@johnstownco.gov). Deadline for questions is 3:00pm on November 28<sup>th</sup>, 2022.

## **5. SCOPE OF SERVICES**

### **5.1. DESIGN PHASE SERVICES**

The selected CMAR will be provided separate contracts for design phase services and construction phase services with the Town. The design phase services agreement (Exhibit Z) will provide for specific services and compensation for project team activities other than construction phase services. The proposed Design Phase services and activities are listed below.

- Participate as a member of the project team in evaluating alternative facility arrangements, construction materials, and sequencing of construction which may affect the selection, design and arrangement of project components.
- Provide input and feedback regarding comparative cost of implementation of required facilities as defined by the project team.
- Provide value engineering assistance to determine options that may reduce the total construction costs of the project (for example, help determine site layout efficiencies or phasing of the project that will reduce total costs).
- Assist and participate in any early procurement packages identified by the project.
- Identify appropriate subcontractors and material suppliers that will be invited to participate/bid in the pricing and/or construction of the project. Suitability will be determined by concurrence of the entire project team.
- Assist and participate as a member of the project team through completion of construction documents providing an estimate of probable costs at approximately one or two additional intervals during completion of the drawings and specifications.
- Participate as a member of the project team in the completion and approvals of required permits including building code compliance for the proposed design and construction as needed. This will be a responsibility of the CMAR who shall meet the contractor licensing requirements of the Town.
- Based on a mutually agreed upon completion level of the drawings and specification (for example, 90% design), prepare a final construction project cost in the form of a guaranteed maximum price (GMP). The Town may accept the GMP and use it as a cost basis for the CMAR contract, or reject the GMP, which would terminate the design phase agreement. The Town also reserves the right to compare the GMP independently to ensure the project cost is reasonable.
- The CMAR firm may be requested to commence construction in phases, before Construction Drawings and Specifications are completed. Therefore, pricing of any individual tasks prior to the GMP construction shall be substantiated as an additional service request basis with the predetermined parameters, process and procedures. Allowances for certain tasks or equipment items may be necessary.
- Other required services for project completion outlined in the CMAR Contract.

## **6. FUTURE POTENTIAL ADDITIONAL SERVICES**

### **6.1. CONSTRUCTION PHASE SERVICES**

Upon completion of the Design Phase and at the Town's discretion, the Town and CMAR Firm may enter a separate Construction Phase CMAR contract, on a cost-plus basis with a Guaranteed Maximum Price.

Construction work will be contracted using an EJCDC Agreement based on the agreed-to GMP. If an agreeable GMP cannot be reached, the Town reserves the right to not award the construction phase services contract. The proposed construction phase services and activities are listed below. The executed construction agreement between the Town and CMAR firm along with the GMP shall include the following tasks:

- All construction management and construction services including necessary labor, supervision, equipment, tools and materials required for construction, implementation and start-up of operation of the new facilities.
- Project management and superintendent services.
- Subcontractor bid package preparation, advertisement, pre-bid meeting, bidding services, contracting, coordination, payments, and reproduction services.
- Self-performed construction work as elected after bidding processes.
- Preparing monthly payment applications.
- Organizing weekly (or as required) construction progress meetings.
- Responsible for all temporary construction facilities, job site management, clean-up, access, deliveries, and safety.
- RFIs, potential contingency items, work change directives, change Order preparation, coordination, and execution.
- QA/QC, materials testing, start-up, commissioning, and training of systems.
- Close-out documentation (O&M manuals, asset list for asset management program, as-built drawings/documents, Warranty, Mechanics Lien release and Bonds as required).
- Project permitting.
- Maintenance of performance and payment bonds during the project execution and maintenance of the performance bond through the warranty period following substantial completion.
- Maintenance of necessary and specified insurances during the project implementation and execution.
- Other required services for project completion outlined in the CMAR contract and general/supplemental conditions.

## **6.2. SCOPE OF WORK BY ENGINEER**

As part of the Project Team, the Engineer (and its subconsultants) will be responsible for coordinating the design, progress review(s), preparing a coordinated set of Final Design Documents, and limited construction phase engineering services. Specifically, Burns and McDonnell will provide the following services as follows:

- **Design Phase:** Organize project kickoff meeting, subsequent design progress meetings, and produce progress drawings and specifications for the following key milestones; GMP Bid Set to set final GMP and Final Construction Documents based on GMP and value engineering items. Present detailed project scope, request and review CMAR's GMP, and participate in GMP negotiations as required. Coordinate design reviews, approval of CDPHE design review permits and plans and specifications for final construction approval with CDPHE. Coordinate local agency review and approval.

- **Construction Phase:** Attend periodic construction progress meetings; review schedules, pay applications and change orders; review submittal and O&M data; perform periodic construction observation services, recommend Substantial and Final completion; other related duties to support the contract between the CMAR and the Town.

## **7. PROJECT SCHEDULE AND KEY DATES**

The preliminary project schedule is generally outlined in the table below. It is anticipated that design work, equipment and material procurement and construction work may proceed in phases. Continuation of design, constructability review, and scheduling for the project is expected to begin immediately after a CMAR is selected and a design phase agreement is executed with the Town. Key dates are summarized in the table below.

<b>Activity</b>	<b>Date</b>
RFP Release Date	November 7, 2022
Pre-Proposal Meeting (9:30 a.m.)	November 16, 2022
Final Written Questions (3 p.m.)	November 28, 2022
Proposal Due (2 p.m.)	December 1, 2022
CMAR Short List Interviews	Week of December 12, 2022
Design Phase CMAR Selection	Week of December 19, 2022
Early Construction Package	March 2023
Design Completion / Submit Final GMP	September 2023
Construction Start	October 2023
Project Substantial Completion	March 2025
Project Final Completion	July 2025

## **8. CONDITIONS OF PROPOSAL**

1. All proposing firms shall comply with the conditions and requirements of this RFP.
2. The proposal must be signed by an authorized official of the proposing firm.
3. Pricing in proposals must be valid for (90) days after the proposal due date.
4. The Town reserves the right to reject any and all proposals or any part thereof. This right further allows the Town to award the proposal to the most responsive and best qualified proposing firm as deemed in the Town's best interest.
5. All costs, including travel, incurred to prepare proposals shall be borne solely by the proposing firm.
6. The Town reserves the right to negotiate a final scope of supply and services and terms with the selected CMAR that may vary from those included in this RFP.
7. The Town will not return proposals or other information supplied from proposing firms.
8. The Town may extend invitations to interview selected firms during the selection process.
9. Proposals shall follow the format prescribed below and will be evaluated by Town Staff and the Town's Owner's Representative, Blue Water. The Design Engineer, Burns & McDonnell will not be included as part of the selection committee.

## **9. PROPOSAL FORMAT AND CONTENT**

Proposals shall be concise and complete; and will exhibit the CMAR's understanding of the project, including identification of methods and resources to be used for completion of the CMAR services. Each proposal shall be bound and organized using dividing tabs labeled per the tab list below. Supplemental information, as necessary, can be included in an appendix, located after the tabbed sections; please limit supplemental information to only relevant material as it pertains to the CMAR's *related* experience and qualifications. The proposals shall include demonstration of personnel and professional qualifications together with proposed basis of pricing of all services to be provided by the firm.

Page Count: Maximum 20 pages (double sided – 40 total; excluding covers, index, divider pages and resumes)

### **TAB A: Cover Letter**

Provide proposal introduction and the following:

1. Legal name of firm and any previous names of firm in last 10 years, and date established.
2. Contact person for this proposal, title, phone number, e-mail address, fax number, street and mailing addresses.

### **TAB B: Project Approach and Detailed Scope of Work:**

Describe your proposed Project Approach, addressing:

1. Suggested procurement packages, construction sequences, means and methods
2. Value engineering ideas for the most cost-effective solutions
3. Input on factors such as cost, ease of installation, delivery schedule, quality, potential contracting or construction issues
4. Uninterrupted operation of existing treatment system during construction
5. Partnering
6. Coordination with operational staff focusing on start up support and training plan
7. Method of establishing a project contingency and who controls the use of the contingency and procedures for justifying use of contingency funds.
8. Comments and suggestions regarding the proposed Contract Documents. If desired, propose alternate Contract Documents. The Town will consider other standard CMAR Contract Documents in lieu of the sample Documents included in this RFP.
9. Provide the percentage and scopes of work that will be self-performed vs. those elements of work that will be subcontracted out.
10. Describe availability, bandwidth and resources available to complete the project.

### **TAB C: Cost Proposal:**

As part of the CMAR Construction Phase Contract negotiations the scope of the work and GMP will be established. The project is being funded by Town reserves. It is the Town's intention to minimize the final cost to complete project. Any savings will be accrued to the Town. There is potential that alternative funding sources for the Project may become available. Town may pursue these funding sources and as a result be required to publicly bid the construction services for the Project. Respondents to this RFP are made aware that the CMAR selection, construction schedule, funding, and other services may be revised per the



outcomes of the Infrastructure Bill. Contractor will work with design team to value engineer costs to meet the Town's budget.

▪ Design Phase Services:

Provide hourly rates for the proposed key project staff from your firm (and subcontractors if necessary) for assistance to the project design team during the design phase of a project. Present these rates in a unit pricing format for each of the CMAR's representatives, staff members, and/or subcontractors that are proposed to participate as members of the project team in the design phase activities.

Provide a total design phase budget based on the following:

1. Project kick-off meeting: 1 meeting, 4-hours each
2. Progress Meetings: 1hr each Bi-Weekly – assume 18
3. Project Design Workshops: 2x each month in person , 3-hours each – assume 18
  - a. Schedule & Sequencing Workshop: 60% & 90%
  - b. Value Engineering Workshop: 60% & 90%
  - c. Risk & Opportunity Assessment Workshop: 60% & 90%
4. Design Review & Procurement Plan/Packages: 60% & 90% - assume 80 hours
5. In-house project estimating and other design phase services: - assume 120 hours
  - a. 60% Project Budget & Construction Cost Development:
  - b. 90% GMP Project Budget & Construction Cost Development:
6. Other costs if the CMAR considers inclusive of design phase services; e.g., reproductions, travel time, that it should be compensated.
  - a. Condition Assessment for DAF Building Upgrades – assume 40 hrs

Preliminary GMP:

Provide a preliminary GMP for the Low Point WTP Expansion Project in the format proposed for use in the project if awarded the construction contract. Discuss how the GMP will be determined for construction phase of the project. In addition, included in or as a supplement to the preliminary GMP; provide the following:

1. Itemized unit labor cost for personnel on the CMAR's staff expected to be involved in the project; i.e., cost per hour by job title or labor classification. Itemize for each labor category the unit payroll cost and the direct labor overhead cost applicable to each labor hour charged.
2. Provide the factor, percentage or lump sum, or other manner of pricing of the CMAR's general overhead required to be compensated during the construction phase.
3. Provide a detailed description and manner of determination of the CMAR's fee and/or profit factor desired to be attained and priced in the GMP.
4. Describe your approach to developing a cost to complete this project. How will this affect your firm's design input?
5. Describe contingency, how it is managed, and use of contingency.
6. Describe your approach to developing value engineering ideas through construction delivery to enhance the work product while potentially saving cost.

7. Provide an itemization, if any, of CMAR's overhead, fee, and/or profit to be applied to both materials and subcontractor costs incorporated into the project.
8. Provide an itemization of the CMAR's proposed equipment and temporary facilities to be used and/or installed at the project site together with applicable unit pricing proposed for compensation throughout the project. Examples include company owned vehicles, field office, storage facilities, toilet(s), dumpster(s)/ debris disposal. Include any project specific operation and maintenance costs (communication services/equipment, employee accommodations. When describing equipment, address owned, leased or rented equipment. Include a description and example of the way a "small tool allowance" and expendable tools and parts will be compensated.
9. Describe the approach, general facilities, and basis of compensation for construction and maintenance of a temporary power system during construction.
10. Describe any additional cost elements or factors applied to project labor, materials, equipment or subcontractor's costs to determine the GMP.
11. Itemize and describe the rates and/or other cost factors in providing comprehensive general liability, auto liability, and builders risk insurance during the construction period.
12. Describe and itemize the rate applicable to this project which will be utilized to determine the payment and performance bond premiums for the project.
13. Itemize those factors involved in change orders, contract modifications order and/or adjustments to the GMP including supervision allowance (i.e., percentage of direct labor hours, cost or other approach), labor and material markups and overhead and profit percentages if they are different than the factors used in determining the initial GMP.

Proposals **MUST** submit the above requested information.

The selected firm is expected and required to have a completely open book policy on all pricing of work.

**TAB D: Project Schedule:**

Provide a proposed project schedule, including major activities for each task for design phase, GMP preparation and review, bid packages preparation, bidding and award, equipment procurement, construction, programming, testing and startup. Identify critical path elements of the project in the schedule.

**TAB E: Project Team: Resource Commitment, Capabilities and Experience:**

General

- Provide a detailed response to the qualification requirements outlined in Section 3.1 above.
- Additionally, list current projects under construction including owner's name and contact information, contract price, percent complete, scheduled completion date and brief description of the work. Describe recent experience, completed in the last five years, by the firm in the State of Colorado, highlighting any partnering or CM experience which your firm was/is the lead, including experience of key staff with similar owner/engineer/construction manager teams.

Staff

It is expected that the CMAR's key personnel assigned to the project will remain fixed throughout the design and construction phase of the project, unless mutually acceptable arrangements are made otherwise.

- Submit the following information regarding staff that will be dedicated to the project:
  - Job descriptions of key positions (i.e. project manager, project superintendent(s)
  - Onsite project manager
  - Project engineer
  - Cost estimator
  - Others as appropriate).
- Names and experience and qualifications of individuals proposed to fill key positions.

#### Safety

- Provide the firm's OSHA reportable accident rate and current workman's compensation insurance multiplier for the last 3 years.
- Address your company's safety program and any additional information that would be useful in showing your approach to a safe work site.

#### Subcontractors

- List subcontractors that you have working relationships with that might be used on this project.

#### Construction Sequencing and Scheduling

- Describe the scheduling software firm typically uses for sequencing tasks and scheduling subcontractors, materials and equipment. The Town will require that an industry recognized software (e.g. - Microsoft Project, Primavera P6 or other equivalent) is used to develop and manage the project schedule; fully baselined, critical path shown and float managed.
- Describe the way in which firm develops and maintains project schedules for projects of this size and nature.
- Describe process and frequency for updating project schedules and how your firm works to overcome challenges and works to maintain the original completion date.
- Describe process and software for managing short term duration schedule (i.e. two or three week look ahead schedules).
- Submit an example of a total and short-term project schedule for a similar sized project.

#### Quality Assurance/Quality Control

- Provide details on firm's quality control program. Explain how firm administers a quality control program during construction, how performance measures are documented and how quality issues are addressed.
- Provide examples of when firm exceeded quality standards, gained industry recognition or received quality awards.

#### Financial Statement

- Short listed firms may be required to submit a financial statement upon request.

#### Banking Reference

- Provide the name, address and phone number of the firm's banking reference.

### Bonding Company/ Insurance Company and Information

- Provide the name, address and phone number of the firm's bonding agent.
- Provide a letter from the bonding agent indicating the firm's bonding capacity is adequate to undertake this work.
- Provide the name, address and phone number of the firm's insurance agent(s). Provide certificate of insurance outlining coverage and policy limits. Confirm that coverage can be extended for work on this project. Town and Engineer shall be listed as an additional insured. Note any current claims that will affect coverage limits available to the Town for this project.

### **TAB F: References:**

- Provide three (3) client references (project name, contact person and phone number) for projects that are similar in size and scope, and best demonstrates the firm's ability to complete the proposed project successfully.

## **10. EVALUATION CRITERIA**

CMAR firms will be evaluated on the following qualification criteria.

### **1. Scope of Proposal**

Does the proposal show an understanding of the scope of the project and methodology to be used in the design and construction phases to achieve desired results for the project?

### **2. Assigned Project Team**

Does the proposed team have the necessary skills and experience to fulfill the requirements of the project? Is the key staff available to do the work?

### **3. Safety Record**

OSHA Illness/Injury Rate, OSHA Lost Workday Incidence Rate and Workman's Comp Experience Modification Rate Insurance multiplier.

### **4. Firm Experience and Qualifications**

Has the firm provided CMAR services on projects similar in scope to this project? Was this work of a high quality in nature? Does the firm have experience, equipment, manpower and finances to complete the work?

### **5. Design Phase Cost**

Are the proposed design cost rates reasonable and competitive?

### **6. Construction Cost**

Do the proposed construction cost factors compare favorably with industry standards and other firms' construction cost factors?

### **7. Ideas for Value Engineering**

Does the firm offer creative valued engineered suggestions to be used in the design and construction phases? Can the firm effectively reduce the overall cost of the project to the budget described above?

**8. Firm Capability**

Does the firm have experience, equipment, manpower and finances to complete the work?

**9. CMAR and Construction Performance / References**

Do the referenced projects reflect favorably in respect to completion within the contract schedule, cost, and number of change orders and claims? The Town will check references for overall performance, timetable, completeness, budget and job knowledge of selected projects/references.

**10. Schedule**

How quickly can the firm dedicate resources to complete the work? Ability to meet desired schedule is very important.

At the discretion of the Town, the Town may interview one or more proposal respondents.

**END CMAR RFP INSTRUCTIONS**

**Attachments to this RFP:**

1. Example CMAR Agreement
2. Project Engineering Schedule
3. Preliminary Site Plan
4. Preliminary Process Flow Diagram
5. Preliminary Process Treatment Building Layout

## REQUEST FOR PROPOSAL (RFP)

### TOWN OF JOHNSTOWN WATER TREATMENT PLANT EXPANSION PROJECT CMAR DESIGN PHASE SERVICES

**ADDENDUM NO.1**  
**November 9, 2022**

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#### 1. WOULD THE TOWN CONSIDER REMOVING THE REQUIREMENTS FOR SUBMISSION OF PRELIMINARY GMP PRICING AND A PROJECT SCHEDULE?

##### Preliminary GMP Requirement Pricing Response:

The Town is not requiring a preliminary GMP to be submitted with the RFP due to the status of the design and lack of construction drawings to base the GMP on. The requirement under this section of the cost proposal will be the discussion of how the GMP will be determined for the construction phase and the items listed under the Preliminary GMP section as supplementary to the preliminary GMP.

##### Project Schedule Requirement Response:

The Town is not requiring a construction schedule to be submitted with the RFP due to the status of the design and lack of construction drawings to base the schedule on. The Town is expecting the CMAR firm to provide a construction schedule during the 60% and GMP construction documents as well as after the project kick off meeting and review of the 30% design information to help guide any early construction work packages.

#### 2. RFP CORRECTIONS

- Section 5.1 strike through ~~(Exhibit Z)~~ in the second sentence of the first paragraph and add the following bullet point:
  - The assist and participate as a member of the project team through the completion of construction documents providing a project schedule at approximately two or three additional intervals during completion of the drawings and specifications.
- Under Tab C: Cost Proposal –
  - Rename the “Preliminary GMP” title – GMP Approach
  - Strike through the first sentence of the paragraph following the Preliminary GMP title on page 9, ~~“Provide a preliminary GMP for the Low Point WTP Expansion Project in the format proposed for use in the project if awarded the construction contract.”~~
  - Revise the last sentence in the first paragraph as follows: In addition, included in or as a supplement to the preliminary GMP **Approach**; provide the following:
- Under Tab D: Project Schedule – Strike through section

## REQUEST FOR PROPOSAL (RFP)

### TOWN OF JOHNSTOWN WATER TREATMENT PLANT EXPANSION PROJECT CMAR DESIGN PHASE SERVICES

ADDENDUM NO.2  
November 21, 2022

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- 1. UNDER SECTION 4.1 QUALIFICATIONS, ON THE FIRST BULLET IT STATES PROJECT EXPERIENCE MUST HAVE BEEN ACCOMPLISHED IN THE LAST TEN (10) YEARS. CAN THE PROJECT EXPERIENCE REQUIREMENT TIME FRAME BE CHANGED FROM TEN (10) YEARS PRIOR TO THE DATE OF THE RFP TO FIFTEEN (15) YEARS?**

The project experience requirement will be adjusted from Ten (10) years to Fifteen (15) years.

- 2. PLEASE CLARIFY HOW THE CMAR PROPOSAL SHOULD BE SUBMITTED. THERE IS CONFLICTING INFORMATION DEPICTED IN THE RFP.**

The RFP Proposal is required to be submitted by email in the form of an electronic copy (PDF) to the Town Representative per the requirements in Section 4.2. No hard copy submittals are required.

- 3. UNDER TAB E CONSTRUCTION SEQUENCING AND SCHEDULING, ON THE FIFTH BULLET IT STATES TO SUBMIT AN EXAMPLE OF A TOTAL AND SHORT-TERM PROJECT SCHEDULE FOR A SIMILAR-SIZED PROJECT. PLEASE CONFIRM WHETHER THESE COUNT TOWARDS THE PAGE COUNT AND PLEASE CONFIRM WHETHER THIS CAN GO IN THE APPENDIX OR NOT.**

The requested schedule example documents will not count towards the page count and can go in the Appendix.

- 4. WHAT IS THE EXPECTATION FOR MEETING THE SCHEDULE WITH REGARDS TO THE EARLY CONSTRUCTION PACKAGE LISTED IN THE PROJECT SCHEDULE?**

The Town is looking to the CMAR Contractor selected to provide suggestions for early construction packages after reviewing the project documents for value engineering ideas that may benefit the cost or schedule of the overall project. This is not a set deadline.

- 5. IS THE CMAR CONTRACTOR ALLOWED TO UTILIZE A CAPTURED SUBCONTRACTOR?**

After the CMAR Contract is awarded, the Contractor may propose the need to identify Captured Subcontractors if a case can be made that benefits the cost or schedule of the overall project. The Town will be part of the prequalification process for any Subcontractors identified if approved.

- 6. WHAT IS THE PLAN FOR THE EXISTING CLARIFIERS ONSITE?**

The existing Clarifiers at the Water Treatment Plant are planned to be included in the demolition plan for the site and backfilled.

- 7. WHAT IS THE CONSTRUCTION PLAN FOR THE EXISTING FILTER BUILDING**

The existing Filter Building at the Water Treatment Plant is planned to be abandoned in place once decommissioned.

- 8. WHAT IS THE STATUS OF THE PARCEL BEING PROCURED FOR THE CONSTRUCTION OF THE NEW TREATMENT FACILITY.**

Town Council approved the purchase and sale agreement for the parcel being procured for the expansion of the Water Treatment Plant at the Nov 21, 2022, Council Meeting.