

Best Value Procurement

City of Peoria

P12-0008

Job Order Contracting for

WATER RELATED PIPELINE PROJECTS

Lisa Houg

Contract Officer – City of Peoria





Background

- Construction services for various pavement projects utilizing Job Order Contracting (JOC) project delivery.
- Two (2) Contractors will be selected for term contract.
- Estimated values for all projects in the first year totals between \$2,000,000 to \$3,000,000.



Submittal Documents

- Attachment A – Proposal Form (1 pg – 1 copy)
- Attachment B – Reference List (1 pg – 1 copy)
- Attachment C – Project Assessment Plan (4 pgs – 6 copies)
- Attachment D – Project Schedule and Subcontractor Selection Plan (1 pg each – 6 copies each)

Attachment A

Proposal Form



- Contractor company information.
- Individuals identified – Project Manager, Project Superintendent, and Estimator will be interviewed if shortlisted.
- Only form that includes identifying information.

Attachment B

Reference Information



- The reference list must contain different projects.
- The references for past projects must be of similar size and scope for the type of project being solicited.
- The past projects must be completed past projects (no on-going or substantially complete projects).
- The City will contact the references for additional information.

Attachment C

Project Assessment Plan



- The PA Plan includes 2 pages for Scope Plan and 2 pages for Risks and Value Added.
- The PA Plan shall not contain any names or information that can be used to identify the Contractor.
- The templates must be used (contractors cannot modify the template) (i.e. do not change font size, font color, add graphics, etc).
- Do not include brochures or marketing information.



PA Plan – Scope Plan

- The purpose of the scope plan submittal is an opportunity for the contractor to differentiate themselves by giving a concise and well organized description of the sample project.
- The Scope Plan should be a succinct summary of the sample project and should be used to prove to the client that the contractor can visualize what they are going to do before they do it.

PA Plan – Major Risks and Solutions



- The PA Plan is used to identify potential risks that may be encountered on the project.
- Risk is anything that impacts time, money, quality, or satisfaction. Risks can include things that you control and things that you do not control.
- The contractor should clearly address the following items:
 - Identify the major risks that are unique to this project
 - Explain why the risk is a risk
 - Address how the risk impacts time, money or satisfaction
 - Identify solutions to avoid / minimize the risk
- The risk/solution should be non-technical and contain no marketing.



Things to Avoid

■ **Marketing data:**

- *Our company is known worldwide as a leader in quality construction.*
- *We will use our long history to make sure the project is a success.*
- *We will use state-of-the-art process to make it a success.*

■ **Technical data:**

- *The roofing system we propose has 200% elongation and 600psi tensile strength.*
- *The product will pass the ASTM-568a test.*
- *A 50-year system will reduce water by 17,500 gallons per foot.*

■ **Transferring risk back to client:**

- *We will work with the owner to resolve issues*
- *We will have team meetings / partnering meeting with the owner*

■ **General risks and/or general solutions:**

- *Safety and security is the biggest risk*
- *We will plan ahead to coordinate activities*
- *We will plan ahead to get permits*
- *We will order material early in the project*

Example of Risk

Risk: Concrete Escalation



■ RA Plan 1

- The owner can be assured all risks associated with material escalations will be eliminated because we offer the benefit of an experienced project team that includes the most detailed, prequalified and extensive list of subcontractors and suppliers, from around the world.

■ RA Plan 2

- The cost of concrete has been rising drastically. Since this project requires a substantial amount of concrete, cost is a risk. To minimize this risk, we have secured and signed a contract with a local concrete manufacturer to prevent any increase in cost during the duration of this project.

Example of Risk

Risk: Noise from Demolition



■ PA Plan 1

- We will work with the user to minimize the impact of noise from demolition.

■ PA Plan 2

- We have planned the demolition during off hours and weekends. This will have a slight impact on our cost (less than 1%), but we feel the impact to customer satisfaction justifies this. We will also install rubber sheets on the floors to diminish noise and vibrations. Both solutions can be done within your budget.

Example of Solutions

Risk: Getting water to the site



■ PA Plan 1

- Coordination with [water company] is critical. We will coordinate and plan with [water company] as soon as the award is made to make sure that we get water to the site to irrigate the fields.

■ PA Plan 2

- We will coordinate and schedule the water with [water company]. However, based on past experience there is a high risk they will not meet the schedule. We will have temporary waterlines setup and ready to connect to the nearby fire hydrant to irrigate until [water company] is ready. We will also have water trucks on-site if there is problems with connecting the lines. Both solutions can be done within your budget.



PA Plan - Value Added Options

- Identify potential Value Added Options that the Contractor feels may apply to this project.

- Value Added Options may:
 - Increase/Decrease cost
 - Increase/Decrease project duration
 - Increase/Decrease quality
 - Increase/Decrease customer satisfaction
 - Increase/Decrease maintenance

- All Value Added Options must clearly address why the item adds value to the client, or why it should be considered.

Value Added Options

Must Explain Why It Adds Value



- *The building requires three different types of roofing systems (asphalt, shingles, and single-ply). For an additional 5%, we can use one high-performing manufacturer to provide and warranty all three systems. There is no additional impact to schedule, but the Client will have one company providing the warranty on the entire building.*
- *The current design calls for a substantial number of cast-in-place box culverts. This requires us to create forms (which may be difficult in specific locations), and then we will have to wait for the concrete to cure. If we can use pre-cast culverts we can save approximately 10% and reduce the overall schedule by 5%. Pre-cast culverts can be made to the same requirements as the cast-in-place culverts.*



Attachment D – Project Schedule and Subcontractor Selection Plan



- Subcontractor Selection Plan describing your subcontractor pre-qualification process as required per ARS 34-603.
- Project Duration Schedule that conveys major milestones, design activities, permitting processes and City approval processes.



Interview

- The evaluation committee will evaluate the responses and shortlist the top 3 – 5 contractors. Only the shortlisted contractors will be interviewed.
- The City will interview the individuals proposed on this project.
- All proposed team members MUST be available for interview on the date specified in the solicitation. No substitutes or proxies will be allowed. Individuals who fail to attend the interview will not be given a score which may jeopardize the firm's competitiveness.



Criteria & Weights

- **Pass/Fail** = Responsive (All requirements in proper format)
- **25 %** = Project Assessment Plan (Scope Plan)
- **25%** = Project Assessment Plan (Risks/Solutions and Value Added)
- **5%** = Subcontractor Selection Plan and Project Schedule
- **45%** = Interviews
- **Pass/Fail** = References



Schedule



- Submittals Due October 3, 2011
- Notification of Shortlist October 17, 2011
- Interviews November 3, 2011
- Contractor Notification November 9, 2011



Scope of Work

- Design Services
- Permitting
- Traffic Control
- New Pipeline Construction
- Pipeline Rehabilitation
- Pavement Replacement
- Concrete Replacement
- Landscape Restoration
- Utility Location
- Pipeline Testing

Example Project



City of Peoria GIS





City Programs

- UT00296 Trunk Sewer Rehabilitation
- UT00203 Misc Local Waterline Improvements
- UT00191 Misc Local Wastewater Line Improvements
- UT00310 85th Ave Reclaimed Waterline

Comments / Questions



Lisa Houg

Lisa.Houg@peoriaaz.gov