

INFORMATION PACKET
FOR FIRMS SUBMITTING

TECHNICAL PROPOSALS

FOR

**ASSET MANAGEMENT UNIT
REPLACEMENT COST AND LIFESPAN
DEVELOPMENT**



CENTRAL UTAH WATER
CONSERVANCY DISTRICT

Central Utah Water Conservancy District

June 2017

REQUEST FOR PROPOSALS

The Central Utah Water Conservancy District (District) is seeking proposals from qualified firms to provide expertise and services to develop replacement cost and lifespan information for numerous Asset Management Units (AMU) across the District. This document contains detailed information relating to the requested services and describes the criteria that will be used by the District in the selection process.

BACKGROUND

The District, a political subdivision of the State of Utah, was organized in 1964 to serve as the sponsoring, repayment, and operating entity of the Bonneville Unit of the Central Utah Project (CUP). The U.S. Bureau of Reclamation (Reclamation) planned and constructed the initial features of the CUP to develop a portion of Utah's share of Colorado River water. Since 1992, in partnership with the U.S. Department of the Interior, the District has been responsible for construction and completion of the remaining CUP facilities. The District has been given the responsibility of operation and maintenance of the various Federal components of the CUP. The District also owns and operates other non-federal facilities.

PROJECT OVERVIEW

The District has been developing an Asset Management Program to better track location, condition, status, and cost of individual assets within the numerous facilities under its jurisdiction. These facilities include both Federal and District owned features. The District continues to identify, log, and spatially locate individual assets and components of these facilities. In order to facilitate immediate requirements for budget planning and cost allocation in a more data-driven model, the District has developed a series of hierarchical organizations within each facility to better describe cost and lifespan. These organizations, or Asset Management Units (AMU), describe a facility by grouping individual assets into common structures or components (examples provided in the appendix). Each AMU will act as a reporting "roll-up" for the facility without the need to assign cost details at the asset level (an example of the level of detail currently developed is provided in the appendix). The AMU level will be the area of focus for budget replacement dollars, lifespan, performance and other related asset management efforts in the near future. The District anticipates this project to potentially cover multiple years of work based on available budgets and breakdown of AMU's within the District. A large number of the remaining AMU's to be developed fall within the three water treatment plants owned and operated by the District, as well as a hydropower plant at Jordanelle Dam and a plant at the old Olmsted power site currently under construction.

SCOPE OF WORK

The selected firm will assist the District in developing appropriate “bare-ground” replacement costs and industry standard and defensible lifespans for each of the items comprising an AMU. Work has already been completed on over 1,000 AMUs across the District, which includes the development of almost 8,000 individual line items to better describe those AMUs. Those line items, with a replacement cost and industry standard lifespan, form the basis of a unit cost (materials only) look up table. The District will address labor costs separately through another process. While the dollar amounts for each of those line items vary in terms of either 2015 or 2016 “dollars”, additional items will have a current value with the intent of adjusting all line item costs once the system is fully populated. The District will be looking to use a nationally published cost lookup service/database in the future to update individual unit costs and will request that the selected firm help determine the most effective manner to process those updates.

All work on the project will be performed in the Orem headquarters of the District. This is a requirement and is non-negotiable. Office space and computer hardware will be provided to the individual or individuals assigned to the project, who will work within the District AMU management system (a web-based application which interfaces with a database to store all related information). While these individuals may use Excel or related tools for compiling information, the actual deliverable is to be provided thru the AMU management system. District staff will provide plan and profile drawings, construction related documentation, and other information as necessary to provide a basis for developing the line item information for all assigned AMU’s. Any assumptions or deviations from established patterns during the process will be fully documented by the selected firm, including an outline of the process used to determine individual line items and additional cost and lifespan information not currently in the District unit cost table. Final award by the District board will be contingent on the results of a short pilot project (paid under a separate contract) to determine firms approach and consistency with previous AMU cost development.

TENTATIVE PROPOSAL SCHEDULE

The following is a preliminary schedule and is subject to change:

Notice to Solicit RFP's.....	June 11, 2017
Technical Proposals Due	4:00 p.m. June 27, 2017
Notice of Short Listed Firm(s)	June 30, 2017
Presentations by Short Listed Firm(s).....	July 10, 2017
Selection of Short Listed Firm for Pilot Project.....	July 17, 2017
Pilot Project	July 25- August 16, 2017
District Board Approval and Award for multi-year project.....	August 16, 2017

Technical Proposal

To be responsive to this request for professional services, the firm must submit three (3) copies of the technical proposal (PROPOSAL) to the Central Utah Water Conservancy District, Attn: D. Heath Clark, P.E., Project Manager, 355 West University Parkway, Orem, Utah 84058-7303, no later than **4:00 p.m.**, on the day listed above in the schedule. The PROPOSAL should not exceed 12 pages in length, including resumes and relevant project details.

Technical Proposals should:

- Identify the company/companies involved as the project team and the relationships between them.
- Describe the qualifications and experience of the company and the experience, expertise, and availability of the proposed personnel and resources to perform the work. Summarize at least three but no more than five projects performed by the specific team members listed relevant to this project (ie. Asset cost development and lifespan development).
- Identify the Senior Cost Estimator assigned to the team, outline his/her experience with relevant projects. The District would expect this individual to have at least 15 years experience in a field relevant to cost estimating.
- Identify billing rates for team members, and other staff assigned to the project recognizing the requirement to have the key individual performing the work onsite at the District's Orem Headquarters.

PROPOSALS should address the ability and experience of interested firms and designated project personnel with areas of expertise required for this project including:

- Working knowledge of Asset Management principles.
- Cost estimating.
- Determining Industry Standard lifespan for assets and their components.
- Asset grouping and hierarchical structuring.
- Past performance on District projects.

SELECTION PROCESS

The following paragraphs describe the selection process that will be followed in selecting a consultant for this project:

Advertisement / Notification

The District will advertise on its website and thru a legal notice published in both the Salt Lake Tribune and Deseret News. Notifications will also be sent to firms that have both assisted and expressed interest in assisting the District with Asset Management related projects.

Selection and Notification of Firms

The District will form a selection committee to review the PROPOSALS and, considering the above requested information, will prepare a short list of the most qualified firm(s), and determine if an oral presentation outlining the firms experience and capacity in completing the project is necessary. If necessary, these presentations will be scheduled according to the date previously listed, and can be conducted in person at the District office, or via web-ex methods. The District will also notify the firms not chosen for the short list.

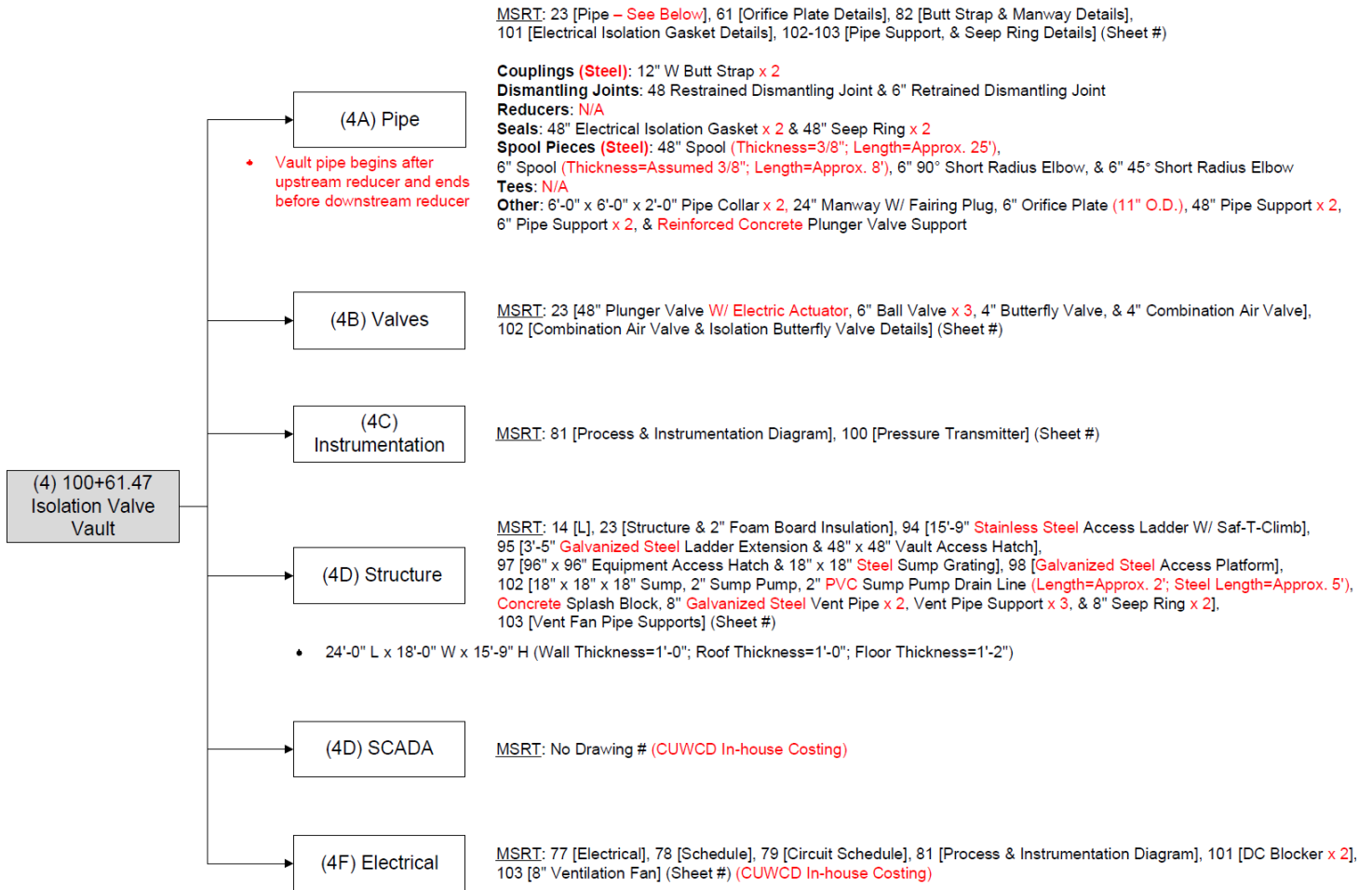
The selection committee will evaluate the PROPOSALS using the selection criteria set forth below. The selection criteria include:

1. Appropriate level of training, experience, expertise, and availability of key project personnel.
2. Ability to perform the work with respect to personnel availability, adequacy, present work load, and available equipment and facilities.
3. Firm resources and expertise availability to the project.
4. Past performance on similar projects for other owners, and the District, in particular.
5. Previous work that reflects special expertise and understanding of Asset Management principles

Once the District selects a firm based on the qualifications outlined above, proposed billing rates of project team members will be reviewed for consistency with industry standards.

Appendix

Sample AMU Breakdown



AMU Line Item Sample

3A2-291+97

	QTY	Units	Unit Cost	Total Cost	Lifespan (yrs)			
					Industry	District	Site	Using
General Requirements			10%	\$10,539.10				
Site Restoration			10%	\$9,581.00				
Demolition (Override)								
Demolition of Existing (Lump Sum) 16.5 (ft) L x 11.92 (ft) W x 13.42 (ft) D = 2639 (CF) 2639 (CF) x \$4 (Unit Cost) = \$10,556	10,556.00	LS	\$1.00	\$10,556.00			-	
Earthwork								
Backfill (General) 2 x [96.1 (ft) L x 13.42 (ft) W x 2 (ft) D] / 27 = 131.4 (CY)	131.40	CY	\$25.00	\$3,285.00	200	200	-	200
Granular Fill (General) [16.5 (ft) L x 11.92 (ft) W x 0.67 (ft) D] / 27 = 4.9 (CY)	4.90	CY	\$40.00	\$196.00	200	200	-	200
Earthwork (Non-Life)								
Excavation, Structure [37.5 (ft) L x 28.6 (ft) W x 13.42 (ft) D] / 27 = 533.1 (CY)	533.10	CY	\$20.00	\$10,662.00			-	
Cast-in-Place Concrete								
Slab on Grade W/ Embedded Accessories [16.5 (ft) L x 11.92 (ft) W x 1 (ft) D] / 27 = 7.3 (CY)	7.30	CY	\$510.00	\$3,723.00	75	75	-	75
Wall W/ Embedded Accessories, Outside 2 Walls x [16.5 (ft) L x 12.42 (ft) W x 1 (ft) D] / 27 = 15.2 (CY)	15.20	CY	\$780.00	\$11,856.00	75	75	-	75
Wall W/ Embedded Accessories, Inside 2 Walls x [9.92 (ft) L x 12.42 (ft) W x 1 (ft) D] / 27 = 9.1 (CY)	9.10	CY	\$780.00	\$7,098.00	75	75	-	75
Suspended Slab W/ Embedded Accessories [16.5 (ft) L x 11.92 (ft) W x 1.25 (ft) D] / 27 = 9.1 (CY)	9.10	CY	\$910.00	\$8,281.00	75	75	-	75
Fill Concrete W/ Embedded Accessories [16.25 (ft) L x 9.92 (ft) W x 3 (ft) D] / 27 = 17.9 (CY)	17.90	CY	\$385.00	\$6,891.50	75	75	-	75
Precast Concrete								
Precast Manhole W/ Base, Top Slab, 5 (ft) Ø Energy Dissipator	7.25	VLF	\$630.00	\$4,567.50	75	75	-	75
Pipeline: 18 (in) to 36 (in)								
Welded Pipeline Connection to Existing Pipe, 20 (in)	1.00	EA	\$1,048.76	\$1,048.76	75	75	-	75
Pipeline: < 18 (in)								
Welded Pipeline Connection to Existing Pipe, 8 (in)	1.00	EA	\$420.76	\$420.76	75	75	-	75
Pipe								
Tee, 8 (in) x 8 (in) x 8 (in), Steel, 1/4 (in)	1.00	EA	\$480.00	\$480.00	75	75	-	75
Blind Flange, 8 (in), Steel, AWWA C207-01, Class D, 175 (psi)	1.00	EA	\$352.00	\$352.00	75	75	-	75
8 (in) Ø Pipe, Steel, 1/4 (in)	60.00	LF	\$217.35	\$13,041.00	75	75	-	75
Blind Flange, 20 (in), Steel, AWWA C207-01, Class D, 150 (psi) Pipeline Access Manway	1.00	EA	\$2,552.00	\$2,552.00	75	75	-	75
Ring Flange, 20 (in), Steel, AWWA C207-01, Class D, 150 (psi)	1.00	EA	\$869.00	\$869.00	75	75	-	75
Valves								
Gate Valve, 8 (in), AWWA C509	1.00	EA	\$1,981.00	\$1,981.00	25	25	-	25
Metal								
Access Hatch 4 (ft) x 2.5 (ft) = 10 (SF), Vault Access.	10.00	SF	\$175.00	\$1,750.00	40	40	-	40
Sump Grating, Steel [15 (ft) x 11 (ft)] / 144 = 1.15 (SF)	1.15	SF	\$65.00	\$74.75	40	40	-	40
3-Rail Handrail, 1 1/2 (in), Galvanized Steel 1 Handrail x 7 (ft) = 7 (ft), Interior.	7.00	LF	\$83.50	\$584.50	40	40	-	40
Ladder, Galvanized Steel 1 Ladder x 13.5 (ft) = 13.5 (ft), Interior Access.	13.50	LF	\$125.00	\$1,687.50	40	40	-	40
Ladder, Galvanized Steel 1 Ladder x 5.5 (ft) = 5.5 (ft), Interior.	5.50	LF	\$125.00	\$687.50	40	40	-	40
Ladder Extension, Galvanized Steel 1 Ladder Extension x 3 (ft) = 3 (ft), Exterior.	3.00	LF	\$225.00	\$675.00	40	40	-	40
Thermal & Moisture Protection								
2 (in) Rigid Insulation, Ceiling 14.5 (ft) L x 9.92 (ft) W = 143.84 (SF), Interior.	143.84	SF	\$1.75	\$251.72	15	15	-	15
2 (in) Rigid Insulation, Wall [16.5 (ft) L x 11.92 (ft) W] x 2 x 4 (ft) D = 227.36 (SF), Exterior.	227.36	SF	\$1.65	\$375.14	15	15	-	15
Finishes								
Painting & Etc. (Lump Sum) 16.5 (ft) L x 11.92 (ft) W x \$5 (Unit Cost) = \$983.40	983.40	LS	\$1.00	\$983.40	10	10	-	10
Mechanical								
Vent Pipe, 8 (in) 1 Vent Pipe x 5 (ft) = 5 (ft)	5.00	LF	\$176.00	\$880.00	75	75	-	75
Contingency								
			25%	\$28,982.54				
AMU SubTotal Replacement Cost:				\$144,912.68				
AMU Total Replacement Cost (x1):				\$144,912.68				