

CITY of RENTON

Request for SOQs / Proposals for Booster Pump Station Upgrades Study

Background

West Hill Booster Pump Station

Located on West Perimeter Road at the Renton Municipal Airport near the control tower, this station pumps from the Valley 196 Zone to the West Hill 495 Zone. The BPS was constructed in 1985 (Project W-0715). It has one 1,000-gpm fire pump that is driven by a diesel engine with auto-start. It also has two 600 gpm pumps that do not have emergency backup power. Flow from the station is measured by one meter located in the station. The pumps are controlled by the elevation in the West Hill Reservoir. The 2012 Water System Plan update recommended adding emergency backup electrical power to this booster pump station. Installing emergency backup power at this booster pump station is included in the Capital Improvement Plan outlined in Chapter 9 of the 2012 Water System Plan Update.

The West Hill Booster Pump Station straddles the property line of King County Tax Parcel 0723059007. The City of Renton owns this parcel of land. Part of the building is on the parcel and part of the building is within the Right of Way for Rainier Ave S. Tax Parcel 0723059007 is currently zoned as Medium Industrial.

Monroe Ave Booster Pump Station

Located on the northwest corner of the intersection of NE 4th Street and Monroe Avenue NE, the Monroe Avenue BPS pumps from the Highlands 435 Zone to the Highlands 565 Zone. An 8-inch SCADA-controlled (supervisory control and data acquisition) transfer valve can allow flow from the Highlands 565 Zone to the Highlands 435 Zone. The valve is used in coordination with the Maplewood BPS when it is pumping into the Highlands 565 Zone. The BPS was constructed in 1969 (Project W-0324). In 1991, the station's electrical system was rehabilitated (Project W-1048). The station has one 1,000 gpm pump and one 1,500 gpm pump. Flow from the station is measured by one meter located in the station. The pumps are controlled by the elevation of the Highlands 565 Reservoir. The pump station does not have emergency power back-up capability. The 2012 Water System Plan update recommended adding emergency backup electrical power to this booster pump station. Installing emergency backup power at this booster pump station is included in the Capital Improvement Plan outlined in Chapter 9 of the 2012 Water System Plan Update.

The Monroe Ave Booster Pump Station is situated on land owned by Renton Technical College – King County Tax Parcel 7227800500. The City has three permanent easements for this booster pump station site: the original 40 ft by 40 ft easement from 1966 (Recording No 6010380), an addition of an adjacent 40 ft by 15 ft easement to the north in 1969 (still looking for easement number) and an addition of an

adjacent 55 ft by 15 ft easement to the west in 1975 (Recording No 7504030472). Tax Parcel 7227800500 is currently zoned Commercial Arterial and is in Overlay District Urban Design District D.

South Talbot Booster Pump Station

Located on SW 43rd Street just west of SR 167, the South Talbot BPS pumps from the Valley 196 Zone to the Talbot Hill 350 Zone. The BPS was constructed in 1982 (Project W-0600). A manual transfer switch with Kirk-Key safety system was added in 1999 to allow the station to be powered by a City owned portable generator (W-2784). Flow from the station is measured by one meter located in the station. The domestic pumps (200 gpm and 600 gpm) are controlled by the elevation in the South Talbot Reservoir. The two 3,500 gpm fire flow pumps are controlled by the pressure of the 350 Zone measured at the station. Only one fire pump can operate at one time, the other pump is a back-up. The pump station does not have emergency power back-up capability. The 2012 Water System Plan update recommended adding emergency backup electrical power to this booster pump station. Installing emergency backup power at this booster pump station is included in the Capital Improvement Plan outlined in Chapter 9 of the 2012 Water System Plan Update.

The South Talbot Booster Pump Station is situated on land owned by the City of Renton – King County Tax Parcel 3123059007. Tax Parcel 3123059007 is currently zoned as Commercial Office and is in two Overlay Districts – Employment Area Valley and Urban Design District D.

Study Goals

West Hill Booster Pump Station

Develop a conceptual design and planning level cost estimate for replacing the existing diesel engine driven pump with a pump with an electric motor prime mover, adding emergency generator backup electrical power for the entire station including auto-start / auto-transfer, upgrading the station electrical service as necessary and any required surface water runoff mitigation and landscaping.

It is anticipated that the emergency electrical power generator for this site will include a pad mounted generator with a weatherproof, sound attenuating enclosure along with a fuel storage cube and load bank. The generator will be covered by a roof supported by posts (rain cover for maintenance workers). Some type of screening will be required – perhaps (a) row (s) of arborvitae.

Monroe Ave Booster Pump Station

Develop a conceptual design and planning level cost estimate adding emergency generator backup electrical power for the entire station including auto-start / auto-transfer, upgrading the station electrical service as necessary and any required surface water runoff mitigation and landscaping.

It is anticipated that the emergency electrical power generator for this site will include a pad mounted generator with a weatherproof, sound attenuating enclosure along with a fuel storage cube and load bank. The generator will be covered by a roof supported by posts (rain cover for maintenance workers). Some

type of screening will be required – perhaps (a) row (s) of arborvitae. Because of the prominent location of site the screening requirements will most likely be more stringent than the other two sites.

South Talbot Booster Pump Station

Develop a conceptual design and planning level cost estimate for adding emergency generator backup electrical power for the entire station including auto-start / auto-transfer, upgrading the station electrical service as necessary and any surface water runoff mitigation and landscaping. Additionally, an evaluation of the existing fire pumps is required. These pumps are oversized with regard to flow capacity. What is the proper size?

It is anticipated that the emergency electrical power generator for this site will include a pad mounted generator with a weatherproof, sound attenuating enclosure along with a fuel storage cube and load bank. The generator will be covered by a roof supported by posts (rain cover for maintenance workers). Some type of screening will be required – perhaps a fence with screening fabric.

Scope of Work

The consultant selected to perform this study is anticipated to be utilized in the design and construction phases of one or more of the three booster pump station upgrade projects. However, the City may decide to go through separate selection processes for any future work item.

Phase I – Initial Study / Scoping - This is what you are proposing on.

Based upon a review of construction record drawings, site visits, meetings with the City Drinking Water engineering and operations & maintenance staffs and meetings with the City Development Services staff to review applicable codes develop a preliminary construction project scope, preliminary site plan and cost estimate for the each of the three booster pump stations.

The meetings with the City Development Staff will be ‘Pre-Application’ meetings (one meeting per booster pump station). The purpose of the Pre-Application meeting is to identify what City Code items will be triggered (e.g., will any Conditional Use Permits be required?, will any offsite improvements be required?, will any Code modification requests be need?, will any addition fire hydrants be needed?, etc). There are four items that are required to be submitted with a request for a pre-application meeting: 1) Project Narrative, 2) Vicinity Map, 3 Floor Plans (optional) and 4) Site Plan. The City will prepare items 1 and 2. The consultant will prepare item 4 as per the requirements outlined in City of Renton publication ‘Submittal Requirements Pre-Application’.

The cost estimate will provide costs for the following:

Preliminary Design (30%) including land survey, Technical Information Report (TIR) for surface water and providing information data for environmental review (SEPA) and for, if applicable, conditional use permit submission [detailed cost estimate]

Final Design [planning level cost estimate]

Consultant support during bid phase [planning level cost estimate]

Consultant services during construction [planning level cost estimate]

Construction cost [planning level cost estimate]

Possible Future Work

Phase II – Preliminary Design – Possible Follow-on Contract

Based upon the cost estimates for Preliminary Design the City may choose to precede to the Preliminary Design (30%) of one or more of the booster pump stations projects – contracting with the same firm or team that was selected for the Phase I study. There is also a possibility that the City will not proceed to this phase.

This phase, ‘Preliminary Design’, will consist of the following for each booster pump station selected for this phase:

Land / topographic survey with pickups of surface features and buried utilities

For the West Hill Booster Pump Station – include an appropriate length of the property line that the building straddles

For the Monroe Ave Booster Pump Station – include appropriate lengths of the nearby property lines to the east and to the south.

For the South Talbot Booster Pump Station – include all of the property lines of the parcel and file a Report of Survey with King County.

A geotechnical investigation and report (also listed below for clarity)

A Preliminary Design (30%) which includes the following drawings, worksheets, reports and discussion of the design rationale in a design report (Some of these drawings, worksheets and reports will be used for the Environmental Review (SEPA), Site Plan Review and , if necessary, Conditional Use Permit Application submittals. These drawings are marked with an asterisk. The aspects of these drawings that are required for the submittals are described in City of Renton publications: ‘Submittal Requirements for Environmental Review’, ‘Submittal Requirements for Site Plan Review’ and ‘Submittal Requirements for Conditional Use Permit’):

Title Report*

Cover Sheet

Site Plan*

Landscape Plan, Conceptual*

Landscape analysis, lot coverage and parking analysis*

Topography Map*

Tree Cutting / Land Clearing (Tree Inventory) Plan*

Tree Retention Worksheet*

Arborist Report*

Utilities Plan, Generalized*

Geotechnical Report*

Grading Plan, Conceptual (not likely, but listed as possible requirement)*

Drainage Control Plan*

Drainage Report (aka TIR)*

Architectural Elevations (generator with rain shelter)*

Floor Plans (showing locations of interior work in pump station)*

Urban Design Regulations Analysis (applies to the Monroe Avenue and South Talbot pump stations)*

Structural Plan

Mechanical Plan

Electrical Plan

Electrical One-Line Diagram

Updated costs estimates for the following:

Final Design [planning level cost estimate]

Consultant support during bid phase [planning level cost estimate]

Consultant services during construction [planning level cost estimate]

Construction cost [planning level cost estimate]

Phase III – Final Design & Construction Contract Bidding – Possible Follow-on Contract

Based upon the updated cost estimates from Phase II the City may choose to precede to the Final Design of one or more of the booster pump stations projects - contracting with the same firm or team that was selected for the Phase I study. There is also a possibility that the City will not proceed to this phase.

This phase will consist of the 1) final design, 2) preparation of plans, specifications and bid schedule for obtaining bids for the project, 3) preparation of the Engineer's estimate for the construction project, 4) preparation of structural design calculations needed to obtain the building permit for the generator rain covers and 5) assistance in answering questions from potential bidders and their subcontractors and suppliers, including issuing addenda to the bid package.

Phase IV – Services During Construction – Possible Follow-on Contract

Based upon the available funding the City may choose to precede to the construction of one or more of the booster pump stations projects - contracting with the same firm or team that was selected for the Phase I study. There is also a possibility that the City will not proceed to this phase.

This potential contract would be for services during construction: review and approval / rejection of submittals, answering requests for information (RFI), designing and preparing plans and specifications for Change Notices and Change Orders, reviewing and accepting / rejecting test results and preparation of Operations and maintenance manuals.

CONSULTANT SELECTION AND EVALUATION PROCESS

The City of Renton's Drinking Water Utility staff will evaluate the consultants' SOQs / proposals based on the project approach, each firm's engineering/technical skills and resources, project team's engineering/technical skills, history of performance, and knowledge. After the SOQs / proposals have been evaluated, the highest ranked firms may be interviewed. The City reserves the right to make a selection of the recommended consultant team based solely upon the SOQs / proposals. All firms submitting SOQs / proposals will be notified in writing as to their status in the selection process. Attached are copies of the evaluation criteria that will be used to review the SOQs / proposals. If the City determines it wishes to perform final selection through an interview process, the successful consultant will be based upon those interviews only.

INFORMATION TO BE PROVIDED IN SOQs / PROPOSALS

To be considered responsive, SOQs / proposals must include the following information. SOQs / proposals that do not fully comply with these instructions may not be considered.

To facilitate evaluation, SOQs / proposals should be organized in the order of the outline below. Do not exceed 30 pages, exclusive of resumes.

- A. PROJECT APPROACH
 - 1. Discuss specific tasks to be included in the Scope of Work and describe the proposed approach to complete each task.
 - 2. Provide a preliminary time schedule for carrying out various tasks.
 - 3. Prepare time estimates for staff members used in each of the major tasks.

- B. PROJECT MANAGEMENT
 - 1. Provide a description of your approach to organize and carry out the work.
 - 2. Provide an organizational chart indicating how the firm's management will interface with this project.

- C. PROJECT TEAM MEMBERS
 - 1. Describe the expertise for each proposed team member and indicate their role in this project, office locations of the members, technical expertise, and other pertinent information.
 - 2. Include descriptions of four projects that your firm has completed that are related to the proposed project. Describe the work that your firm's assigned staff members completed on these projects.
 - 3. Identify sub-consultants that you will use on this project, indicate their specific role(s), and outline their experience on similar related projects.

- D. REFERENCES

1. Provide three recent references that may be contacted concerning your firm's performance on a project of this type.
2. Provide three recent references that may be contacted concerning the performance of your firm's proposed Project Manager on projects of this type.
3. Provide a professional resume for each key member of the proposed team.

E. INSURANCE, RECORDKEEPING, AND OTHER REQUIREMENTS

The firm that is selected for this project will be required to obtain, at its own expense, professional liability insurance of \$1,000,000 for the term of the contract and other insurance as required. Indicate if you can meet this requirement.

F. TIME SCHEDULE

SOQs / Proposals should be developed with the following schedule in mind:

- A. Five (5) copies of the SOQs / proposals shall be mailed or delivered to the following address: Booster Pump Station Upgrades Study, City of Renton, 5th Floor, Utility Systems Division, Attn: J.D. Wilson, 1055 South Grady Way, Renton, WA 98057. The deadline for submittals is 4:00 p.m. on Thursday, June 9, 2016. If mailed, the submittal must be postmarked no later than June 9, 2016.
- B. Interviews, if conducted, will be held in the Renton City Hall and will be scheduled after a short list is determined.

CONTACT PERSON

All questions regarding this request should be addressed to J.D. Wilson, Utility Systems Division, City of Renton, 5th Floor, City Hall, 1055 South Grady Way, Renton, WA 98057; phone: 425-430-7295; fax: 425-430-7241; e-mail: jwilson@rentonwa.gov.