



El Paso Water - Public Service Board Request for Expression of Interest

May 12, 2023

To: Interested Parties

Re: **Request for Expression of Interest (RFEI) Construction Manager At-Risk Services (CMAR) for the East High and Franklin East 1 Pressure Zone Improvement Project – RFP 48-23**

El Paso Water (EPWater) is planning to release a request for proposals (RFP) in May 30, 2023 for a one-step procurement to provide Construction Manager At-Risk (CMAR) services for the East High and Franklin East 1 Pressure Zone Improvement Project (the “Project”).

Project Scope

East High and Franklin East 1 Pressure Zone Improvement Project

The project area is located in Northeast El Paso near the intersection of Martin Luther King Jr. Blvd and Loma Real Avenue. These improvements are part of the Northeast Water Master Plan, to meet future demand due to population growth in the Northeast area of El Paso.

The Loma Real site will consist of a Type III prestressed concrete ground storage tank with water storage volume of 5 million gallons. A second 5 million gallon ground storage tank will be installed in the future by others (not part of this contract). The Loma Real tank will serve the East High-Pressure Zone and provide suction supply to the proposed Loma Real pump Station. The proposed Loma Real Pump Station will have an initial capacity of 6-million gallons per day and a future ultimate capacity of 10-million gallons per day. The Loma Real tank and pump station will be located on a 9.1-acre property owned by EPWater at Loma Real Avenue near Martin Luther King Jr. Boulevard.

The Loma Real Pump Station will supply water to the new Franklin East 1B ground storage tank via a new 30-inch transmission main. The 30-inch transmission main will consist of approximately 3,600 liner feet of approved pipe installed along Loma Real Avenue and will convey water to the proposed Franklin East 1B Tank. The transmission main will include trenchless installation through the Martin Luther King Jr. right of way.

The proposed Franklin East 1B tank will be a Type III prestressed concrete ground storage tank with a water storage volume of 3 million gallons. The tank will serve future demands for the lower reaches of the areas east of War Highway and the Stateline in the Franklin East 1 pressure zone. The site will be located on a 5.7-acre property owned by EPWater, east of Martin Luther King Boulevard and Loma Real Avenue Intersection.

The Owner intends to hire a qualified Construction Manager-at-Risk to assist in the design process and to serve as the General Contractor (GC) for the construction phase of the Project. It is anticipated that preconstruction services will be required of the CMAR contractor beginning in September 2023. Onsite construction activities are anticipated to begin in the late fall 2023 contingent upon collaborative development of overall construction schedule and the Planned project completion is expected to be Summer 2025.

The Owner has retained Consor Engineers, as the engineering firm to provide engineering, design, and project administration services. The CMAR Firm being solicited under this Request for Proposal will be part of a collaborative team including the Owner and Consor (Engineer).

Included in the scope of services is collaboration with the Engineer during the Preconstruction phase, providing constructability and value engineering services, development of guaranteed maximum price(s) (GMP) and a detailed construction schedule, and, assuming successful negotiation of a GMP with the Owner, ultimately entering into a general contracting agreement for the construction of the Project.

Project Budget and Schedule

- The total cost for preconstruction and construction services is currently budgeted at \$40 million. The Project completion date is estimated to be Summer 2025.

CMAR Project

The Project is to be designed and constructed in two (2) phases using the CMAR delivery method:

- **Phase I preconstruction services** encompass constructability reviews, value engineering, estimating, and scheduling activities. Phase I is complete upon the agreement of cost, terms, and award of the multiple guaranteed maximum price (GMP) proposals in accordance with the Construction Procurement Plan. By the end of Phase I, all 100% designs submittal reviews are completed, and any GMP proposal reconciliations are revised as required. The CMAR Firm will provide preconstruction services to support EPWater's Design Engineers with design development for each Improvement Package. During the design phase, the Design Engineers will advance designs to the 60% level of completion necessary to define the project and will provide these documents to EPWater and the CMAR Firm. Based on these documents, the CMAR Firm will present to EPWater a construction schedule for all projects and GMPs, to complete in place including commissioning and start-up. The CMAR Firm will support the Design Engineers to advance design submittals from 60% through 95% until the draft 100% submittal is reached. At the Draft 100% Design stage, the CMAR may be tasked to perform Value Engineering (VE) on all designs along with a Constructability Review Workshop.
- **Phase II construction services**, when EPWater and CMAR Firm have agreed on the construction price, the construction phase begins, in which the CMAR assumes the general contractor role, encompassing full construction, startup and commissioning of the project including warranty and closeout.

Procurement Schedule

The following schedule represent EPWater's best estimate of the procurement schedule that will be followed. EPWater reserves the right to modify the schedule as required and without notice.

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| • EPWater advertises RFP | May 30, 2023 |
| • Non-mandatory pre-proposal meeting | June 7, 2023 |
| • Deadline for questions | June 19, 2023 |
| • EPWater publishes clarifications | June 22, 2023 |
| • Deadline for submission of Proposals | June 30, 2023 |
| • Contract Award | August 9, 2023 |

Purpose of RFEI

The purpose of this RFEI is to proactively notify the marketplace of the upcoming release of the RFP and provide potential proposers with general information concerning the project and the procurement.

EPWater is requesting potential proposers express their interest in this opportunity by sending a one-page letter expressing your interest in the project and the name, title and email address of the person EPWater should send the RFP to. Please send the letter to Mirtha Solis, Senior Purchasing Agent, msolis@epwater.org. When the RFP is released, EPWater will email a copy to all those potential proposers that respond to this RFEI. The RFP will be posted at EPWater Website, [Construction - El Paso Water \(epwater.org\)](#).