



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

Revision - October 25, 2022

To: Interested Parties

Re: Request for Expression of Interest (RFEI) Construction Manager At-Risk Services (CMAR) for the Will Ruth Pond and Conveyance Improvements and Palisades Stormwater Drainage and Development of Natural Open Space.

El Paso Water (EPWater) is planning to release a request for proposals (RFP) on November 10, 2022 for a one-step procurement to provide Construction Manager At-Risk (CMAR) services for the Will Ruth Pond and Conveyance Improvements and Palisades Stormwater Drainage and Development of Natural Open Space (the “Project”).

Project Scope

Since its selection in 2008 to oversee stormwater planning, capital improvements, operations, and maintenance, EPWater has completed many flood control improvement projects throughout El Paso, TX. With this CMAR project, EPWater continues its ongoing efforts towards flood control projects. The general descriptions of the two Project components are as follows:

Will Ruth Pond and Conveyance Improvements

This project is located in the Northeast of El Paso at 5516 Will Ruth Avenue. It includes working in flood areas, during the monsoon, phasing works to mitigate risk and expedite project delivery; excavation for a new pond, providing proper disposal of excavation waste sediments, large concrete conduits, large concrete junction boxes; working on private property with access through an easement; water pipelines, water valves and fittings, hydrants, wastewater pipelines, sanitary sewer manholes, submit and obtain traffic control plan/permit (city of El Paso and TxDOT); construct and/or install rock wall, wrought iron fence and gates, sidewalks and curbs, HMAC paving, work in TxDOT right of way, landscaping, testing of water and sanitary sewer pipelines, disinfection of water pipelines, and coordination with area neighbors. The design of this project is at least 95% complete.

Palisades Stormwater System and Trailhead Improvements

This project is located in central El Paso near the intersection of East Robinson Avenue and Kingery Drive. It includes working in a flooding area during monsoon, phasing of work to mitigate risk and expedite project delivery, excavation of one or more dams in hard rock, disposal of excavation waste, access ramps, access gates, gravel and concrete paving for walking trails, irrigation, landscaping, sidewalks and curbs, signage for walking trails, bike stations, lighting for walking trails, removal and disposal of boulders, RCP, gates, paving, reseeding of native vegetation, traffic control plan including pedestrian traffic, and strong coordination with area neighbors, stakeholders and representatives from

local government. The design of this project is in progress.

Project Budget and Schedule

- The current budget for preconstruction and construction services is \$48 million.
- The Will Ruth Pond and Conveyance Improvements Project is to be completed by September 2025.
- The Palisades Stormwater System and Trailhead Improvements is to be completed by April 10, 2024.

CMAR Project

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

- **Phase I preconstruction services** encompass options evaluation, 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 to completion of 100%. 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.
- **Early Work Package.** The removal of contaminated soils at the Will Ruth Pond and Conveyance Improvements may be issued as an early package and to be completed in parallel to Phase I.

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.

- | | |
|--|-------------------------------|
| • EPWater advertises RFP | November 10, 2022 |
| • Non-mandatory pre-proposal meeting | November 30, 2022 at 10:00 am |
| • Deadline for questions | December 2, 2022 @ 5:00 pm |
| • EPWater publishes clarifications | December 9, 2022 |
| • Deadline for submission of Proposals | January 4, 2023 at 3:00 pm |
| • Open Proposals | January 4, 2023 at 3:15 pm |
| • PSB Approval of CMAR | March 8, 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 \(epwater.org\)](#).