**Addendum #1**

**2-2-24**

**Request for Qualifications and Cost Proposal**

**Full Contract Management, Operations, and Maintenance Program**

**for**

**Auburn Drinking Water Treatment Facility**

**and the**

**Joint Auburn-Winder Raw Water Storage Pond Facilities.**

The following are questions and responses raised during the mandatory pre-proposal meeting and written questions submitted.

1. The RFQ mentions that the respondent has been in business of providing full O&M of the services identified in section I for at least ten years to municipal clients in Georgia. What qualifies for previous experience? Is this stating 10 years for full operation of water treatment facilities in Georgia? If the respondent has this experience but not in the state of Georgia will this disqualify the respondent’s submittal? The respondent will not be disqualified for out of state experience but Georgia experience is preferred and a Georgia Operator’s License is required.
2. Can the Proposal Deadline be extended to February 14, 2024 at 3:00 PM? Yes

The new project Milestones are:

RFQ Publication Date \_\_\_\_\_\_\_\_\_\_\_\_\_1-4-24.

Mandatory Pre-Proposal Conference\_\_\_\_\_\_\_\_\_\_\_\_\_1-31-24

Questions Must be Submitted by \_\_\_\_\_\_\_\_\_\_\_\_\_2-5-24, Noon.

Response to respondents’ questions \_\_\_\_\_\_\_\_\_\_\_\_\_2-7-24, 9:00 PM.

SOQ & Cost Proposal due date \_\_\_\_\_\_\_\_\_\_\_\_\_2-14-24, 3:00 PM.

Interviews week of \_\_\_\_\_\_\_\_\_\_\_\_\_2-21-24 to 2-27-24

Negotiations \_\_\_\_\_\_\_\_\_\_\_\_\_2-28-24 to 3-5-24

Award Contract at Council Meeting \_\_\_\_\_\_\_\_\_\_\_\_\_3-14-24

Anticipated Notice of Award \_\_\_\_\_\_\_\_\_\_\_\_\_3-8-24

Anticipated Transition Period \_\_\_\_\_\_\_\_\_\_\_\_\_None

Anticipated Contractual Start Date \_\_\_\_\_\_\_\_\_\_\_\_\_3-18-24.

1. What to include in the Cost Proposal? Assume the equipment within the drinking water treatment plant can process 1.59 MGD in a 22-hour operating day. According to Memcor, the membrane filters will deliver this amount of water in 22 hours including performing all necessary backwash and clean-in-place procedures during the 22-hour operating day. Electricity would be the same regardless of who is the operator so for comparison purposes it can be ignored. Chemical addition would be the same regardless of who is the operator so for comparison purposes it can be ignored. Labor cost, employee benefits, overhead and profit would depend on the operator company, therefore, need to be included in each proposal.
2. What about vehicles? The City will not provide vehicles to the water plant operator. The Public Works Department has vehicles available to support the contract operator as necessary. Routine landscaping and lawn maintenance would be provided by the Public Works Department.
3. Accounting Interface? The Auburn financial department will provide the successful bidder with a chart of accounts to be used when preparing the operator’s monthly invoices.
4. How do you plan on handling the uranium? A pilot study is underway. Preliminary information is that conventional treatment will reduce the uranium levels from the 40 ppb to below the 30ppb MCL.
5. How do you plan to monitor and handle wash water from the Martin Marietta quarry? Martin Marietta has stopped using the RWSP as a sedimentation pond.
6. Please provide "comprehensive" source water quality monitoring results that are representative of seasonal variations during recent years. No currently available.
7. Please provide "comprehensive" source water quality monitoring results that are representative of seasonal variations during recent years. Available information has been posted on the bid proposal site previously distributed. Read the DDR.
8. If there is already a proposed treatment system being designed or under construction, such as Ultrafiltration System, what are the design raw water quality limits for the basis of design of existing treatment system? Read the DDR previously provided.
9. What are the historical (recent years) quantity and water quality of the wash water discharge from the Martin Marietta quarry? Information is not available. Read the DDR. Martin Marietta has stopped using the RWSP as a settling pond.
10. Has the City secured any permits for discharging process wastewater (such as UF backwash wastewater or RO concentrate, etc.)? No. The nearest sewer is more than 14,000 feet away.
11. The schedule of events references the Proposal due date as February 7 and the other sections of the RFP reference that as February 9, which is correct? See the revised schedule in question 2.
12. Given the amount of supporting information to be reviewed on this project and the level of technical and pricing detail to be developed, we would request a 30 day extension of the due date.  
    Will the City consider that? A one week extension has been granted see question 2.
13. We are requesting that the City provide design information for the water treatment plant, including the Project Design Report, raw water quality analysis report, the plant hydraulic profile, plant process flow diagram, the plant as-built drawings, plant process flow diagram, major equipment list, chemicals to be used and estimated usages at the plant and any preliminary operations document that have been developed by the City’s contractors. Plans and DDR have been provided.
14. What is the timeline for the plant construction completion and start-up? Is the new plant commissioning part of the scope of this RFP? The city is requesting that the lead plant licensed operator be available 3-18-24 and following on a 40 hour per week basis to assist in Heavy Constructors start up of the DWTP.
15. Could the city clarify who will be responsible for filling the storage pond and maintaining a storage level? At this time the operation and maintenance of the RWSP will be a separate contract. It may be a joint or separate contract with Auburn and Winder. The performance of that contract is not part of this selection process. The SCADA for the RWSP will be reported to the SCADA for the DWTP.
16. Could the city provide the information on how the plant waste like the backwash water and CIP waste will be handled? Backwash water is thickened, and filtered by a screw press. The water is recycled to the front of the plant for treatment. Screw press solids will be trucked to the local permitted landfill under a separate hauling contract. CIP backwash water is neutralized and hauled off site to the POWWTP in Winder. Cost of the hauling service is the responsibility of Auburn.
17. Does the City have any information on the raw water PFAS? No testing has been conducted.
18. Staffing, what is current schedule of operators? See Question 3
19. Lead and Copper Sampling data. Not part of this contract.
20. Proposed operator schedule for new plant? See Question 3. Water production will be between 500,000 and 800,000 gallons per day.
21. The RFQ mentions that the proposed contractor would finance capital improvement projects that are recommended. What type of financial/budget model is the city looking for and what is considered capital improvement projects? Please clarify more in detail. Being a new plant the city does not anticipate many capital improvement projects for the first few years. Contractor is responsible for defining the project, estimating the cost, and presenting the project to the city council for approval. This would be part of the annual budget process. Budget runs from June 30 to June 30.
22. The city has interconnections (backup supply) with other water producers. The design development report mentions that there is no redundancy at the treatment facility due to the option of purchasing water as a back-up. Are there any financial penalties to the contractor if water needs to be purchased due to downtime at the treatment facility? Only if the contractor causes the outage. See the section of the RFQ/P about the contract.
23. It appears that the proposed contractor may have an additional contract with the city of Winder involving the raw water storage pond. Can the city explain the possible contract arrangements and scope of service this would intel in more detail? Are there any existing contracts in place? If so, could you please provide them. This will be determined in the future.
24. This RFQ specifies having a system that tracks corrective & preventive maintenance history, equipment warranties, spare parts, etc. Who is responsible for the cost of the CMMS? Does the city currently have a software being used? The contractor. No.
25. Does the city currently have an asset management software? No.
26. What is the city looking for in relation to providing “process control”? Using the process controls incorporated into the equipment being installed.
27. Can you provide all permits associate with the RWSP and DWTF? No.
28. The water treatment operation requires sludge hauling and chemical backwash hauling to the Winder WWTP. Is the city going to perform these tasks? If the contactor is responsible, would the contractor have the ability to utilize the city’s vehicles or equipment to perform these tasks? Who is responsible for the cost of hauling and disposal of sludge? For the proposal purposes, contract hauling costs are the responsibility of Auburn but management of the hauler will be the responsibility of the contract operator.
29. Can you provide a list of city vehicles, equipment, tools, etc. that the contractor can utilize? No. The public works department has heavy equipment and operators suitable for road and parks maintenance. Loader, dump truck, and small fork lift is available upon request.
30. Can you provide a list of the city owned lab equipment? None
31. Is the plant permitted to be “manned” 24/7 or will a day shift suffice. What is the proposer’s recommendation based upon question 3 and 22.
32. Will the proposed contractor need to assist with any of the upfront permitting requirements? And renewal management. Yes.
33. Does the city engineer have an estimated cost of chemicals? With the lack of information provided and an unclear dosage rate, would the city consider chemicals being a reimbursable account? Yes. See question 3.
34. The RFQ mentions that the selected firm shall be responsible for managing and reporting on various reimbursement accounts. Could you provide more detail on what accounts may be reimbursed to the contractor? Lab equipment, chemicals, hauling and solids disposal costs would be reimbursed or paid directly by the city.
35. Who will be responsible for lawncare and building maintenance at the treatment plant? If the contract is responsible, does the city have equipment for the contactor to use? Building maintenance would be the contractor's responsibility. Lawncare would be the responsibility of public works since the city already maintains parks.
36. Does the cost proposal need to be in a separate sealed envelope from the qualifications package? That would be nice but not mandatory.
37. Section 3 in the Subpart titled “Approach to Transition”, it denotes a requirement for the respondent to provide our approach to transitioning existing employees to ensure a successful and smooth transition of services to our firm.  Is this an employment transition meaning we would onboard City of Auburn employees onto our staff and payroll or is this a transition of services ONLY from City of Auburn Employees to EOM Operations and not Personnel.  If the expectation is to transition employment of employees, how many employees would we be considering in a transition? This discussion is about transition between EOM employees after the contract is in place and illness or other issues arise.
38. May we have a copy of the Surface Water Permit and any additional EPA/ GA EPD permitting documents associated with the Auburn Drinking Water Treatment Facility and the Joint Auburn-Winder Raw Water Storage Pond Facilities? Not at this time because this is a design-build project we are still in the permitting process.
39. Does the treatment plant have on-site laboratory facility that can be certified by the state to allow for on-site testing, or will outside lab services be needed to maintain compliance?  If so, will laboratory fees be paid by the city or the contractor? The DWTP has a well appointed lab but only operational testing was anticipated. Auburn does not expect the operator to obtain a Georgia Certification for the laboratory. A licensed operator is required.
40. Section 3 in the Subpart titled “Cost Proposal”, it denotes a requirement for the respondent to provide a cost proposal, and it indicates that the cost proposal include, “ all operating costs EXCEPT for the cost of electricity including personnel, benefits, insurance, chemicals, and equipment rentals”. Is there an error in the wording? If not, exactly what costs do the City of Auburn anticipate being included in the Cost Proposal? See question 3.
41. Will the GC or a subcontractor of the GC be performing a startup/commissioning of the facility, or will the selected vendor be expected to perform the start up of the facility? If a start up/ commissioning is being performed by an already selected contractor, will there be a transition period once startup has been completed? See Question 16
42. What is the completion date of the facility? Approximately April 15
43. With such a short timeline, may we request that the deadline to submit the SOQ and Cost Proposal be extended from 02/07/2024 to 02/14/2024 to provide the most thorough and complete proposal? See Question 2.
44. May we submit additional questions beyond today’s deadline up to the proposal due date? You may submit additional questions on Monday 2-5-24.
45. Are maintenance and repair services dedicated to only the plant property or will there be any expectation of support within the distribution system beyond the facility’s immediate footprint and ancillary support facilities associated with the surface water process? Under this RFQ-P the contract operator is expected to only operate the DWTP.
46. The RFQ notes that Facility O&M includes the Back Up Drinking Water Supply.  What infrastructure is included in the city owned back up infrastructure? If the DWTP is shut down for some reason, the Contract operator is expected to notify the neighboring drinking water utilities of the increased demand on their system. Some manual valves may have to be opened or closed and public works and the distribution crew would assist with the switch over effort. This is not an emergency activity since a large amount of elevated storage is available. The Contract Operator would participate but could expect help.
47. Does the city require a staffing minimum at the facility beyond state compliance requirements?  If so, how many? Follow the EPD staffing requirements.