



Reservoir Renovation Project – Response to Industry Questions

Tampa Bay Water is providing the following responses to questions received from the industry to help inform prospective proposers of the Agency's intended procurement approach to the Reservoir Renovation Project. These responses reflect Tampa Bay Water's position at this time and are accurate to the extent possible, but do not reflect final contract terms and are not binding upon Tampa Bay Water. Tampa Bay Water may revise its position on any matters related to the procurement, including those addressed in the following responses, at its discretion.

The following questions were received at the April 9, 2010 Industry Day event including follow up inquiries through April 16, 2010. The questions and corresponding responses are presented in the following sections: Existing Facility, Proposed Solutions, Project Schedule, Procurement Process, and Selection Process.

Existing Facility

Question 1. Will Tampa Bay Water make all previous studies, test records, and cost analysis available via an FTP site to avoid each firm making separate requests?

Response: Information about past Board items can be obtained from the Agency's website. Additional reports and information on the Regional Reservoir and the soil-cement cracking may be obtained through Tampa Bay Water's Records Department. To obtain access to various reports and information, submit a request to:

Records Department
Tampa Bay Water
2575 Enterprise Road
Clearwater, FL 33763
Phone: 727-796-2355
Fax: 727-791-2388
Email: records@tampabaywater.org

Question 2. Will the record drawings and the conformed technical specifications (original construction documents) be provided? If so, at what stage in the procurement process?

Response: Yes. Tampa Bay Water will make record drawings, technical specifications and related information available to the Design-Build firms as soon as possible. We expect to have this information available for review by prospective proposers at the time of issuance of the Request for Proposals (RFP) documents.

Question 3. The geotechnical information provided appears to be sourced from the recent investigations but there must be more complete information from the time of construction. What further geotechnical information, if any, can we expect to receive, and at what stage?

Response: Tampa Bay Water will provide access to available geotechnical information (i.e. various studies and reports) to prospective proposers in a timely manner. We will publish a list of available reports/studies on the Agency's website. Prospective proposers can obtain this information by making a request to Tampa Bay Water's Records Department.

Question 4. What is the thickness of the existing soil wedge?

Response: The upstream embankment (interior) consists of approximately 80 acres of 16-inch thick soil cement and 2 million cubic yards of soil wedge. The soil wedge is about 10 feet thick at the top of slope and about 30 feet thick at the bottom of slope at all cross sections around the embankment. The actual slope length at the northern end of the facility is approximately twice as long as the southern end of the facility. The reservoir is built on land decreasing in elevation from south to north and the embankment crest is at the same elevation, approximately 145 feet (National Geodetic Vertical Datum).

Proposed Solutions

Question 5. Will the Design-Build firms have latitude in developing a design solution for the renovation or will Tampa Bay Water prescribe the design to be used for the renovation?

Response: Tampa Bay Water does not have a preferred solution for the renovation project. The procurement documents will include a set of design criteria/specifications and performance requirements for the renovation project. The Design-Build firms will have the flexibility to develop and propose a design solution that meets the Agency's objectives and requirements for the renovation project.

Question 6. Other than three alternatives presented at the Industry Day event, are there other alternatives that were considered by Tampa Bay Water? Is there a preferred option for the renovation?

Response: Tampa Bay Water does not have a preferred solution for the renovation project. Three alternatives were presented to the Board as potential solutions. Tampa Bay Water is aware that there are many alternatives, including combinations of alternatives that could address the soil-cement cracking issue. All viable alternatives presented by responsive proposers will be considered.

Question 7. One of the three alternatives presented could potentially reduce the reservoir capacity; while the other could potentially increase the capacity. How will these be considered in the evaluation?

Response: Tampa Bay Water believes that the capacity impacts of these alternatives as presented to date are not material to the overall functionality of the reservoir. The alternatives for increased reservoir capacity are being addressed by Tampa Bay Water and will be referenced in the procurement documents.

Question 8. Will the renovation project require any modifications to the existing inlet/outlet structure?

Response: The reservoir facility has one inflow and outflow tower structure. No modification to the existing tower structure is contemplated as part of the renovation project unless Tampa Bay Water makes a determination that a capacity expansion should be sought as a proposal alternative. Regardless of whether a capacity expansion is sought, if the solution proposed by the Design-Build contractor affects the operation or integrity of the existing inlet/outlet tower and pipe system, then any modifications required must be included as part of the proposed solution.

Question 9. Will Tampa Bay Water be looking at a new footprint for possible expansion of the reservoir, or does the agency prefer to stay within the existing configuration? What is the expected expansion volume of the reservoir facility?

Response: Tampa Bay Water is currently evaluating the feasibility of capacity expansion of the reservoir facility within the existing configuration. Expansion capacity will be determined prior to issuance of the RFP documents. The exterior footprint is expected to remain regardless of whether expansion is pursued.

Question 10. If there is a wet fix solution, will that be considered as a positive in the evaluation criteria?

Response: Tampa Bay Water will consider all viable solutions for the fix and encourages Design-Build firms to submit proposals for wet fixes if the proposer feels that method is feasible. At this point, Tampa Bay Water has not decided what additional consideration, if any, a wet solution may be given. The procurement documents will specify evaluation criteria as well as any consideration given to a wet solution.

Question 11. What are the greatest environmental concerns for the renovation project?

Response: Tampa Bay Water expects the majority of the renovation work to be performed within the interior footprint of the reservoir. Tampa Bay Water does not expect any of the mitigation areas surrounding the reservoir to be affected during the renovation construction beyond possible stormwater runoff protection for stockpiled materials located in the staging areas. One potential challenge during the construction period could be rainfall and excess stormwater on the site that would

need to be discharged off-site. Tampa Bay Water anticipates using the Regional Surface Water Treatment Plant to treat and discharge stormwater if certain turbidity standards are met and the contractor is able to deliver excess stormwater into the existing tower.

Question 12. Will the solution require pressurizing the discharge pipeline?

Response: No. The water currently flows by gravity from the reservoir to the Regional Surface Water Treatment Plant and will be assisted by a pump station in the future.

Project Schedule

Question 13. How long will the reservoir renovation take? Will the reservoir be dry prior to the initiation of the construction phase?

Response: Upon completion of design and once all necessary permits are obtained, the reservoir renovation work is expected to take approximately two years. The Agency will coordinate issuance of a Notice-to-Proceed for the construction phase to ensure that the renovation work is performed when the reservoir is dry.

Question 14. What is the planned schedule for receipt of qualifications, announcing the shortlisted teams and the receipt of proposals?

Response: The current project schedule is listed below. Please note that the schedule is subject to change.

Issue Request for Qualifications	June 2010
Receive RFQ Responses	July 2010
Approve Short List	October 2010
Issue Request for Proposals	November 2010
Receive Proposals	February 2011
Award Contract	May 2011
Notice to Proceed	Summer 2011

Procurement Process

Question 15. Can Tampa Bay Water identify which procurement option it anticipates for this project?

Response: Tampa Bay Water's Board of Directors approved moving forward with the Design-Build-Maintain (DBM) procurement method for the renovation project. This procurement option may or may not include a provision for contractor financing.

Question 16. What type of project financing will Tampa Bay Water consider? Contractor financing (i.e. gap financing) or retainage or both? Will that be part of the selection process?

Response: Tampa Bay Water is currently evaluating various financing and contract security options in combination or as stand-alone solutions. The RFQ document will provide details of the selected approach.

Question 17. Will the procurement document require contractor financing in order for a Design-Build firm to participate in the procurement process? If so, what kind of return can be expected on the contractor financing?

Response: See response to Question 16. If the Agency elects to include contractor financing, each bidding team will have to decide its proposed rate of return.

Question 18. During the Industry Day briefing Tampa Bay Water made reference to holding a retainage as well as prescribing a letter of credit. Can you please clarify the reasons for this?

Response: Tampa Bay Water is currently evaluating cost-benefits of various contract security options. The proposed contract security provisions may include a letter of credit, retainage, and other instruments or a combination thereof. The procurement documents will outline contract security requirements. Performance and long-term reliability of the fix are important objectives for the renovation project.

Question 19. A substantial effort will be required by each shortlisted Design-Build team to advance the design and prepare a Technical Proposal. Does Tampa Bay Water intend to offer a stipend to the unsuccessful shortlisted firms?

Response: Tampa Bay Water has successfully issued stipends for other (but not all) Design-Build projects. A stipend is being considered for the renovation project; however, the stipend if approved would not be a reimbursement of the actual costs to prepare and submit a technical proposal.

Question 20. Can Tampa Bay Water define over what timeframe the facility performance and reliability of the fix will be measured?

Response: The soil-cement cracking issues were initially observed during the 2nd fill and drawdown cycle. The Agency intends to develop a performance specification and will monitor and evaluate the performance and reliability of completed renovation work until the performance specification has been satisfied. We expect this to occur over a post-construction period between three to five years.

Question 21. Will the facility maintenance included in the Design-Build-Maintain (DBM) be limited to just the post-construction period or during the construction phase also?

Response: The Design-Build contractor will be responsible for performing maintenance and monitoring activities for the upstream embankment (interior) during the post-construction phase. Examples of maintenance activities that may be considered include aerator maintenance, water quality sampling, and weekly physical inspections. Tampa Bay Water may also consider adding downstream (exterior) embankment slope and facility maintenance activities, e.g. seepage monitoring, mowing, stormwater facility maintenance, as part of the renovation project. The facility maintenance and monitoring requirements during and post-construction will be included in the RFP documents.

Question 22. Would Tampa Bay Water consider a long-term maintain/operate (up to 15 years with a five-year option) contract?

Response: Yes. Tampa Bay Water will consider the cost-benefits of a long-term maintenance option as part of the renovation project. Details of the contractor's maintenance obligations will be provided in the RFP.

Question 23. Will the maintenance period correspond with the life-cycle cost of the fix? Will the Request for Qualification document include more information about how the project cost will be evaluated?

Response: The maintenance period is expected to correspond to the successful completion of the performance test or acceptance period, which is expected to be three to five years post-construction. However, Tampa Bay Water may extend the maintenance period for a longer time if the Agency feels this is in its best interest. The project cost will be evaluated based on the solution's expected life-cycle costs, and the RFP document will include detailed information about the selection criteria.

Question 24. What role will the Design-Build firm play in the permitting process and what is the schedule for the permitting process?

Response: The Design-Build firm will be responsible for preparing complete permit packages using sound technical basis and industry practices and defending them technically through the review process, including the "Request for Additional Information" (RAI) process. Tampa Bay Water will be responsible for submitting the permitting packages and scheduling meetings with the regulators, and the Design-Build firm will be responsible to facilitate permit issuance. Additional information about the permitting process and estimated schedule will be provided as part of the procurement documents.

Question 25. Why is the Florida Department of Environmental Protection (FDEP) involved in the permitting process and not the Southwest Florida Water Management District (SWFWMD)?

Response: The Environmental Resource Permit for the operation of the original reservoir project was issued by FDEP. Therefore, the modification of this permit is a key component of the project. Tampa Bay Water expects that the permitting will be carried out under Chapter 373 of Florida Statutes by FDEP.

Question 26. Is the permitting process anticipated to take 17 months as shown in the handout?

Response: No. The 17 month timeline also includes the time Tampa Bay Water is working upfront to engage the regulatory agencies. Tampa Bay Water has already initiated a dialogue with FDEP, the Hillsborough Environmental Protection Commission and SWFWMD about the renovation project. Design and permitting is expected to be completed within 12 months.

Question 27. Is there a range of cost estimates for the three alternative solutions?

Response: The estimated project cost of \$125 million, consisting of estimated construction costs of \$100 million plus additional \$25 million for other soft costs (i.e. planning, procurement, advisory support, etc.), was used for budgetary purposes. Tampa Bay Water is aware that there may be less expensive options than the three alternative solutions presented at the Industry Day event and we expect the final solution to cost less than our estimate.

Question 28. Please discuss the warranty specification being considered for this project and associated criteria that would trigger rework under this specification?

Response: Tampa Bay Water is considering various options for the contract security and performance requirements including instruments such as warranty bonds. The procurement documents will specify contract security, warranty and performance related requirements.

Question 29. Can Tampa Bay Water make available copy of its proposed contract to interested firms?

Response: A copy of the initial draft contract agreement will be provided as part of the RFQ document. A final draft contract agreement will be issued as part of the RFP.

Question 30. What are Tampa Bay Water's minority participation requirements for the renovation project?

Response: The Agency encourages minority business participation and follows guidelines issued by the Florida Small and Minority Business Assistance Act of 1985.

Typically, the Agency will allocate between 3 to 5 evaluation points out of 100 for minority business participation.

Question 31. Will Tampa Bay Water require the submitted proposals to be complete technically and include a price?

Response: Yes. Complete proposals need to be submitted in order for a complete evaluation to be made by the selection committee.

Question 32. Would Tampa Bay Water consider delaying the issuance of the RFQ until the RFP documents are prepared?

Response: No. To facilitate an industry review and response, Tampa Bay Water will issue a draft agreement or terms with the RFQ package. The Agency is soliciting feedback from the industry prior to the issuance of the RFP.

Selection Process

Question 33. How many teams does Tampa Bay Water intend to shortlist? Would the Agency consider short-listing only three firms?

Response: Tampa Bay Water intends to shortlist no more than five qualified Design-Build firms for the renovation project. Tampa Bay Water needs to shortlist a sufficient number of qualified Design-Build firms to ensure that three valid proposals are received. Past experience indicates this requires a shortlist of more than three qualified firms.

Question 34. When will the selection committee be formed?

Response: The selection committee comprised of agency staff will be seated when the RFQ submittals are received in July 2010. The same committee will be responsible for reviewing the RFQs and RFPs received for the renovation project. A description of the selection committee scoring criteria will be included in the procurement documents.

Question 35. Will the selection criteria include just price, or just qualifications, or both?

Response: For the RFQ process, Tampa Bay Water will consider proposers' qualifications, experience, financial strength, and other selection criteria to be defined in the procurement documents. Price, along with the technical solution and approach, will be important considerations for the RFP process. Price will be evaluated on a life-cycle cost basis.

Question 36. How will proposals and price be evaluated to determine the Best Value Proposal?

Response: The selection committee will evaluate design concepts, technical approach, project cost (capital as well as maintenance costs), and responsiveness to design criteria and performance related requirements for the renovation project.

Question 37. Will the Design-Build teams be evaluated on the team experience or the individual experience? Are key members of the Design-Build team to be identified in the responses to the RFQ and RFP?

Response: The Design-Build teams will be evaluated on technical experience and financial strength. Additionally, Tampa Bay Water will verify references provided by the Design-Build teams. The Design-Build teams will be expected to list key members of the team in the RFQ and RFP responses. Additionally, the procurement documents will outline requirements for reporting any changes in the proposed team configuration.

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