



**SPURGEON WATER TREATMENT PLANT  
UPGRADE & MAINTENANCE CONTRACT**

**REQUEST FOR CONTRACTOR  
QUALIFICATIONS**

**APRIL 19, 2021**

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## SECTION I – General Information

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### 1 Introduction

The Left Hand Water District (Owner or LHWD or District) is issuing this Request for Qualifications (RFQ) to evaluate and select a Contractor (Contractor) with experience related to waterlines, site civil, water treatment facilities, water treatment processes and other associated work. The selected Contractor will be invited to negotiate and sign a 3-year contract with the owner to complete a specified scope of work on a Cost Plus basis. It is anticipated that the work will be constructed during three consecutive winters starting in November 2021 and consume an approximate \$800,000 budget each winter. The District can be flexible with scheduling and the specific work completed during each winter. A sample scope of work with a schedule and a rough budget estimate has been attached to give Contractors an idea of what work needs to be completed and where the initial annual budget estimate came from.

While much of the work is replacement and maintenance, the District will select an Engineer to work as part of the team and design chemical, electrical and plate settling systems where needed. The exact scope of engineering will be determined with Owner and selected Contractor. Contractors responding to this RFQ shall be comfortable with this teaming arrangement. Questions and concerns resulting as a part of this SOQ are to be addressed directly to LHWD as described in Section II, Part B.12.

### 2 Qualification Procedure

Contractors that wish to submit a Statement of Qualifications (SOQ) in response to this RFQ are required to complete and submit their SOQ in accordance with the instructions and forms set forth herein.

The LHWD will evaluate all submittals and select a Contractor it determines to be most qualified. At that point the District will negotiate a Cost Plus contract with that firm. If contract negotiations are unsuccessful as determined by either or both parties, the District will move on to negotiations with the next most qualified contractor until both parties can agree on a contract.

### 3 Project Background and Description

The Spurgeon WTP, owned and operated by LHWD, currently treats water from Left Hand Creek and associated reservoirs. The Spurgeon WTP operates year round and has been in service since the early 1960's. A new pump station will be installed in early 2021 that will also allow Dodd WTP to serve the entire District. As a result, extended shutdowns of the Spurgeon WTP can be accommodated to ease construction sequencing during each winter.

The Project scope includes, but is not limited to:

- Plate settler upgrades
- Filter media replacement
- Filter rehabilitation
- HVAC improvements
- Chemical feed system upgrades
- Electrical and control improvements
- Site improvements
- Permitting
- Start-up and testing

The 3 winter construction cost for the Project is estimated to be between \$2.1 and \$2.4 million. Construction season is generally November 1<sup>st</sup> thru March 31<sup>st</sup>.

The project is located on the existing WTP site (3500 Nimbus Rd, Longmont, CO 80503).  
Figure 1: Aerial View of Project Location



#### 4 Delivery Method

The Project will be constructed using the Cost Plus delivery method and has generally been categorized into three phases:

- Phase 1 – Pre-Construction Services: The Contractor will provide reviews, attend workshops and offer input towards potential cost savings to the Owner and the Engineer during the design and planning phase that may occur each year between April 1<sup>st</sup> and October 31<sup>st</sup>. The Contractor will develop opinions of probable construction cost and a baseline schedule. Phase 1 services will occur annually as needed and be a collaborative process with the Owner and the Engineer.
- Phase 2 – Procurement Services: The Contractor will provide solicitation, procurement, submittal review and delivery services for each winter’s work package. The Engineer will provide the technical requirements for procurement when needed by the Contractor.
- Phase 3 – Construction Services: Complete construction and post-construction tasks, including performance testing, startup commissioning, and training/support. The basis of payment during Phase 3 will be cost of the work plus a fee.

At completion of the RFQ selection process, the Owner will select a Contractor to enter into negotiations for award of the contract. A maximum annual project budget will be established by the LWHD at the beginning of each planning and design phase. The not to exceed winter construction budget will be finalized with the Contractor before procurement and construction begins. The Owner will maintain a contingency for unforeseen issues that may arise during construction.

## 5 Schedule

The proposed schedule for procurement of services and construction milestones is shown below.

Release of RFQ	April 19, 2021
Meeting and Site Tour (3500 Nimbus)	May 13, 2021 10 AM
Last RFQ questions from respondents	May 14, 2021
SOQ Due	May 20, 2021
Selection of Contractor	June 14, 2021
Contractor Notice to Proceed	July 12, 2021
Finalize Winter Work Scope 1	August 31, 2021
Construct Winter Work Scope 1	November 1, 2021 thru March 31, 2022
Finalize Winter Work Scope 2	July 31, 2022
Construct Work Scope 2	November 1, 2022 thru March 31, 2023
Finalize Winter Work Scope 3	July 31, 2023
Construct Work Scope 3	November 1, 2023 thru March 31, 2024
Project Final Completion	March 31, 2024

## 6 Preliminary Project Scope

### 6.1 Project Management

The Contractor shall successfully plan and manage the permitting, pre-procurement, construction, commissioning, closeout, and warranty period for the Project. The Contractor shall utilize accepted practices to manage project scope, schedule, and budget.

The contract with the successful Contractor shall be the only basis for performance of the work. This RFQ shall be superseded by the contract in regard to any questions or interpretations of the tasks to be performed.

### 6.2 Schedule Control Management

An initial schedule is not required with the Contractor's response to this RFQ. The selected Contractor will be required to submit an initial schedule during contract negotiations. The schedule will be finalized before the start of each winter construction season.

The Contractor will continuously monitor work progress against the baseline schedule, identify approaching milestones and deliverables, and notify the LHWD of risks or delays to project schedule. Contractor will submit weekly 3 week look ahead schedules including corrective action required to maintain milestones during the winter construction season.

### 6.3 Budget Control Management

The Contractor will be required to stay within the not to exceed budget developed each summer unless specifically authorized in writing by the Owner. Following completion of negotiations and upon the Owner's acceptance of the Cost Plus contract and its basis, the not to exceed budget shall be incorporated into the contract by an annual contract amendment.

Contractor will continuously monitor the work progress against expenditures, identify any risks to budget, or significant variations in spending curve. Contractor will submit monthly budget status reports including spending curves and corrective action required to comply with contract budget.

#### 6.4 Submittals

The Contractor will prepare and submit shop drawings and submittals required to document conformance with the design intent. These submittals will be reviewed by the Engineer. The submission review process will be tracked by Contractor in their project management system.

#### 6.5 Permitting

The Contractor will obtain, or assist the Owner in obtaining, all required permits and approvals necessary to construct and commission this project.

#### 6.6 Design

The Engineer will provide design services for the Project. The Contractor shall provide Pre-Construction Services as described above.

#### 6.7 Construction

The Contractor is to provide Pre-Construction and Construction Services that include coordination with utility companies, procurement of materials and equipment, schedule and manage site operations, award and manage subcontracts, and quality control. The Contractor will construct the Project in conformance with the contract design documents as approved by the Owner. Construction shall conform to standard engineering practice, and all applicable permits, laws, codes, regulations, and approved authority requirements.