Antelope Valley-East Kern Water Agency
Request for Proposals for Design Services
Maintenance Facility

November 2, 2022

1 INTRODUCTION.

The Antelope Valley-East Kern Water Agency (AVEK or Agency) is seeking proposals from qualified firms to perform engineering and design services for the construction of a freestanding pre-engineered metal maintenance facility located at the Agency's Quartz Hill Water Treatment Plant. This maintenance facility is considered exempt from City of Palmdale approvals because it is an accessory to the Agency's Water Treatment Plant.

Background: The Agency has recently developed a maintenance department and has discovered a need to construct a maintenance facility to accommodate its many tasks being performed. The department currently consists of (1) maintenance supervisor, (1) well and pump technician, (3) maintenance technicians- 2 current and 1 future, (3) electrical technicians. The maintenance facility is being designed to accommodate future growth of the department.

2 SCOPE OF WORK/SERVICES.

2.1 Scope

The selected engineer shall prepare plans and specifications suitable for the public bidding process. Two design submittals are required with an Opinion of Probable Construction Cost at each design submittal. Design meetings shall be held as necessary to progress plans and specs. Plans and specifications shall be inclusive of land development, electrical, plumbing, and interior furnishings (including equipment).

Proposals shall include costs for development of bidding specifications, plans, and bid phase services (including up to two addenda during the bid period). It is anticipated that an amendment for Engineering Services During Construction (ESDC) will be added to the design contract once a contractor has been awarded the construction contract. Fees for ESDC will be negotiated separately prior to this amendment.

Task 1 – Project Management

Task 2 – Survey & Geotechnical Work

Task 3 – Design

Task 3.1 – 30% Design & Engineer's Opinion of Probable Construction Cost

Task 3.2 – 100% Design Plans, Specifications, & Engineer's Opinion of Probable Construction Cost

Task 4 – Bid Phase Services

2.2 Schedule

AVEK plans to award the design contract within 90 days of proposal deadline. Proposed fees must be valid for 90 days. Final design of the new facility shall be submitted to AVEK within 6 months of Notice to Proceed. Assume two levels of draft design (30% and 100%) with a two-week AVEK review/comment period on each.

2.2.1 Project Location

The maintenance facility will be located at the Agency's Quartz Hill Water Treatment Plant, 6500 West Avenue N Palmdale, California. The building will be located on a relatively flat 1-acre area west of an existing water storage tank.

Figure 1 - Vicinity Map

Figure 2 – Property Site Map

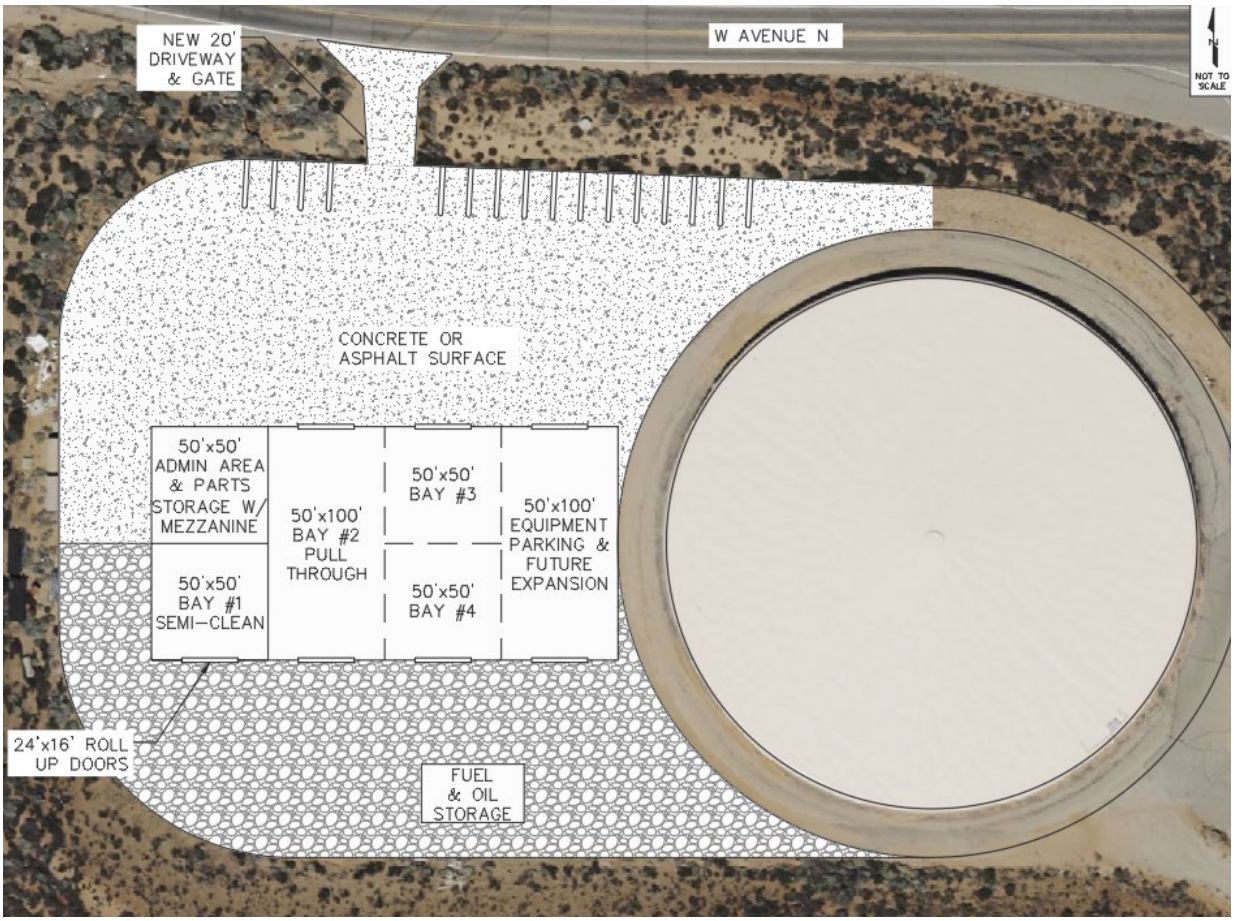

Figure 3 – Preliminary Site Layout

2.3 Design Components

2.3.1 The Building

The building will be constructed as a pre-engineered (Butler type) building, constructed on a concrete slab and have a metal roof and siding. The building should be at least 20,000 square feet (100'x200') with 18 ft sidewalls. The building will consist of an administrative area and a maintenance area.

2.3.1.1 Administration Area

The administrative area should be at least 50'x50'. It should house an office for the maintenance supervisor and space for cubicles, desks, and office equipment; locker area; breakroom; mechanical room; two restrooms; and janitor's closet. The administrative area should be fully insulated with central heat and air conditioning, and 120V electrical service throughout. The administrative area should be single story at ground level. Interior furnishings for the administrative area should match the Agency's recently constructed administrative building.

2.3.1.2 Maintenance Area

The maintenance area should be broken down into at least 4 bays and an open area for equipment storage. Each bay should include heavy duty work bench space; storage space; tool storage (hand, power, and specialty); single phase 120-volt, single phase 240-volt, and three phase 480-volt electrical plugs; utility sink with hot and cold water; compressed air; and a floor drain. At least one bay should be a full width pull through bay, minimum dimension of 50'x100', with a 24' wide by 16' tall roll up door on each side. At least two bays should be half width, minimum dimension of 50'x50', with a one 24' wide by 16' tall roll up door. At least one bay should be segregated from the rest of the maintenance area via a full height partition wall. The segregated bay will be used as a semi-clean environment for working with sensitive electronics. The open area for equipment storage should be a minimum dimension of 50'x100' with a 24' wide by 16' tall roll up door on each side.

Directly above the administrative area should be a parts storage mezzanine. The parts storage mezzanine should be equipped with OSHA compliant guard rails and a staircase. A portion of the guard rails should be removable to allow for raising and lowering of materials from the mezzanine with a forklift.

The maintenance area should be equipped with a full width electric 10-ton overhead bridge crane. The bridge crane should cover the entire maintenance area, except the semi-clean bay and the parts storage mezzanine. The semi-clean bay should be equipped with a manual 3-ton portable overhead gantry crane.

The maintenance area should have as much natural light as possible with plenty of sky lights, be outfitted with dimmable LED lighting, and fully insulated with evaporative coolers and in-floor heat. The maintenance area should be equipped with appropriately sized high-volume low speed (HVLS) reversible ceiling fans, which sit above the bridge crane.

2.3.2 Fueling Depot and Oil Storage

A covered fuel depot and oil storage area should be placed behind the maintenance shop, out of the line of sight from Avenue N. The fuel depot should allow for bulk storage of up to 5,000 gallons of off highway diesel, 5,000 gallons of road diesel, 2,500 gallons of gasoline, 250 gallons of diesel exhaust fluid (DEF), 250 gallons of waste oil, 250 gallons of three different types of new oil, and a lockable well ventilated storage room for miscellaneous storage of non-bulk containerized products.

2.3.3 External Storage

The site should be laid out in a manner to allow for ample parking, storage of equipment and materials (large piping, fittings, meters, spare metal for fabrication, etc.), and easy access for the maintenance shop and fuel depot.

2.3.4 Site Fencing

The site is currently fenced with 6-foot chain link and a chain link swing gate. The existing site fencing will remain in place, but a new 20 ft wide motorized, steel sliding gate will be installed.

2.3.5 Surface Improvements

The site should be graded to promote proper drainage and prevent ponding or collection of water. A new 20-ft wide concrete driveway should be installed allowing for direct access to and from Avenue N. The parking area and driving areas should have an asphalt cement surfacing applied. The building should have a reinforced concrete apron that extends 20-feet from the front of the building and at least 10-feet from the sides and rear. All other areas should have a gravel surfacing applied.

2.3.6 Utilities

The selected proposer will be responsible for preparing all designs for the following utilities.

Utility Water: Non-potable utility water can be pulled from an existing pipeline near the clearwell.

Domestic Water: Domestic water will be utility water that is chlorinated and stored at the maintenance facility. An up to 1,000-gallon pressurized tank and automatic chlorinator should be installed near the maintenance facility.

Electric: Electrical power will be 480-volt three phase with a 200-amp service. There is a transformer north of Avenue N and an empty conduit running from the transformer to the proposed building site. The proposer can assume that modifications to the site will need to be made but that the existing conduit crossing Avenue N is in usable condition.

Gas: The maintenance facility will need a new dedicated propane service.

Septic: The maintenance facility will need a new dedicated septic tank and leach field.
Storm Drainage: All storm drainage will need to be collected and removed from the site.
Telephone and Internet: Telephone and internet service will need to be brought over from the Quartz Hill WTP or administration building. Some of the communications at this water treatment facility are currently utilizing antennas for communication to remote facilities.

3 INSTRUCTIONS TO PROPOSERS.

3.1 Examination of Proposal Documents

By submitting a proposal, the Proposer represents that they have thoroughly examined and have become familiar with the scope of work and all requirements under this RFP and that they can perform quality work to achieve the Agencies objectives.

3.2 Addenda

Any changes to the requirements will be made by written addendum to this RFP. The agency will not be bound to any verbal or oral modifications to or deviations from the requirements set forth in this RFP.

3.3 Requests for Clarifications

All questions, clarifications, or comments must be received in writing no later than 5:00 pm, Pacific Time, December 2, 2022 and be sent via email to Joe Roberts at jroberts@avek.org. All questions received will be responded to by written addenda distributed to all potential proposers.

3.4 Submission of Proposals

All proposals are to be letter proposals submitted via email to jroberts@avek.org, no later than 5:00 pm, Pacific Time, December 9, 2022. Proposals received after the specified time and date will not be considered.