



DEPARTMENT OF WATER RESOURCES Collaborative Delivery Opportunity

San Joaquin Field Division

Fire Safety Modernization

OBJECTIVE

The California Department of Water Resources (Department) has prepared this document to notify prospective contractors of its upcoming Request for Qualifications (RFQ) for the San Joaquin Field Division Fire Safety Modernization (Project) located on Department-owned State Water Project facilities in Kern and Los Angeles counties.

The Department will be procuring a contractor to deliver the Project using its Construction Manager/General Contractor (CM/GC) procurement authority. This document provides summaries of the Project and Site Background, Project Scope, Preliminary Project Schedule, Funding Source, and the Project Procurement.

San Joaquin Field Division Fire Safety Modernization



PROJECT AND SITE BACKGROUND

The Project includes modernizing the life safety and fire protection systems at six large industrial pumping facilities and commercial complexes located between Bakersfield and Grapevine, California in the southern portion of the San Joaquin Valley, and one commercial complex near Castaic Lake in Los Angeles County.

The Department has initiated a review and upgrade/retrofit of the fire protection and life safety systems at all State Water Project (SWP) facilities throughout California including an assessment of all SWP hydroelectric generating and pumping plants and select support facilities.

This project addresses modernizing the systems at: San Joaquin Field Division (SJFD) Operation & Maintenance Center, the Ira J. Chrisman Wind Gap Pumping Plant, the Buena Vista Pumping Plant, the John R. Teerink Wheeler Ridge Pumping Plant, the Edmonston Pumping Plant, the Lost Hills Operation & Maintenance Subcenter, and the Castaic Mechanical & Electrical Engineering Services Satellite Office.

PROJECT SCOPE

The Project's purpose is to minimize risks to life safety, protect property, prevent interruptions to SWP operations, and to avoid the impacts to the environment that result from fires. The primary improvements to be implemented at the facilities include:

- Improve egress and fire separation
- Improve emergency lighting along the main egress paths
- Upgrade/repair fire doors and add approved exit signs
- Add new fire detection, suppression and associated alarms
- Upgrade motor housing carbon dioxide (CO₂), replace CO₂ in oil rooms with water mist, add clean agent in designated rooms, upgrade transformer deluge system, and upgrade sprinklers in select areas
- Add/upgrade fire hydrants and add standpipes
- Add fans and dampers, add/modify ducting, add stairwell pressurization to HVAC system
- Add panelboards, uninterruptible power supply wiring devices, and cable/conduit to power new equipment
- Add firestopping to new and existing penetrations
- Core drilling and x-ray scanning
- Add emergency communication systems
- Upgrade emergency eye wash and shower stations
- Asbestos/Lead Sampling and Abatement

FUNDING SOURCE

The estimated cost of construction of this Project is between \$80,000,000 and \$120,000,000 and is entirely funded by the State Water Project.

PROJECT PROCUREMENT

The Department has selected Construction Manager/General Contractor (CM/GC) delivery for the Project which will be procured in accordance with Public Contract Code 10112-10112.10 which authorizes the Department to use the CM/GC procurement process as specified for public works necessary for the construction, maintenance, or operation of elements of State Water Facilities, as defined in Section 12934 of the Water Code.

Submitters interested in providing CM/GC services will partner with the Department on this Project. The Project will be executed in two phases that will overlap:

Phase 1: Preconstruction. During this phase, the selected Construction Manager will provide input on the schedule, phasing, constructability, cost and estimates, value engineering, and plan review in parallel with design by the Department. The Construction Manager will also provide on-site investigative services including x-ray scanning to locate embedded piping/conduits, video of existing sanitary sewer lines, HVAC flow testing and locating existing ducting, water flow and water quality testing, and asbestos testing.

The Construction Manager will prepare one or more Guaranteed Maximum Price (GMP) Proposals (proposed pricing, schedule, and approach) for construction and will subsequently enter into negotiations with the Department for one or more Construction Contract(s). For this Project, Phase 1 will also include investigating existing conditions

at buildings included in the Project to better understand the nature and amount of construction work required.

Phase 2: Construction. Assuming the Department and the Construction Manager successfully reach agreement on the GMP Proposal(s), as modified through negotiations, and execute a Construction Contract(s) for the Work, the Construction Manager will proceed with construction. The locations may be grouped into numerous phases for construction as determined during the preconstruction phase.

The anticipated procurement schedule is:

- **July 2023:** Release of RFQ
- **July 25, 2023:** Mandatory Job Walk
- **July 26, 2023:** Job Walk Optional Second Day
- **December 2023:** Anticipated Award of Preconstruction Services Contract and Notice to Proceed
- **Early 2025:** Anticipated Award and Notice to Proceed for Phase 2 Construction Contract (Additional construction contracts may follow)
- **Spring 2030:** Project Completion

Cover photo: Chrisman Pumping Plant inside

Photos above (Left to Right): Buena Vista Pumping Plant, Edmonston Pumping Plant inside and outside, SJFD O&M Center, and Chrisman Pumping Plant inside

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SITE INFORMATION

The facilities include:

1. SJFD Operation & Maintenance Center

Bakersfield, CA 93313

This facility is comprised of 7 buildings that include, but are not limited to: administration offices, training, material warehouse, and mobile equipment repair. They range in size from approximately 4,900 SF - 27,000 SF and were built in the 1970s. The buildings were primarily constructed with block exterior walls and drywall and metal frame interior partition walls.

2. Ira J. Chrisman Wind Gap Pumping Plant

Bakersfield, CA 93313

This facility is 4 stories (1 above ground and 3 below ground), approx. 74,000 SF and was built in 1973. It has a reinforced-concrete substructure and structural-steel superstructure.

3. Buena Vista Pumping Plant

Taft, CA 93268

This facility is 4 stories (1 above ground and 3 below ground), approx. 80,000 SF and was built in 1972. It has a reinforced-concrete substructure and structural-steel superstructure.

4. John R. Teerink Wheeler Ridge Pumping Plant

Bakersfield, CA 93313

This facility is 4 stories (1 above ground and 3 below ground), approx. 76,000 SF and was built in 1973. It has a reinforced-concrete substructure and structural-steel superstructure.

5. Edmonston Pumping Plant

Arvin, CA 93203

This facility is 6 stories (1 above ground and 5 below ground), approx. 222,000 SF and was built in 1973. It has a reinforced-concrete substructure and structural-steel superstructure.

6. Lost Hills Operation & Maintenance Subcenter

Lost Hills, CA 93249

The facility built in 1967 is comprised of 6 buildings that include, but are not limited to:

administration offices, material warehouse, and mobile equipment repair. They range in size from approx. 2,700 SF - 5,300 SF. The buildings were primarily constructed with block exterior walls and drywall and metal frame interior partition walls.

7. Castaic Mechanical & Electrical Engineering Services Satellite Office

Castaic, CA 91384

This facility formerly known as Castaic Operation & Maintenance Subcenter and part of DWR's Southern Field Division is comprised of numerous buildings. However, this Project only includes, the administration office. It is approximately 14,000 SF and was built in 1967. The building was originally constructed with block exterior walls and drywall and metal frame interior partition walls.

MORE INFORMATION

If you have questions or would like to be added to our Collaborative Delivery Program (CDP) announcements, including upcoming solicitations, email us at:

DWR-CDP@water.ca.gov

View Current DWR Procurement Opportunities:

www.caleprocure.ca.gov/pages/Events-BS3/event-search.aspx

Then search for Department "3860"

California Department of

Water Resources

715 P Street

Sacramento, CA 95814

<https://water.ca.gov/Programs/Engineering-And-Construction/Collaborative-Delivery-Program>