

EXHIBIT A

WEST BASIN WATER RECYCLING PLANT PHASE IV DESIGN-BUILD EXPANSION PROJECT

Program Management Services Qualifications Evaluation Summary

Project Description

As part of the Phase IV Water Recycling Plant Design-Build Expansion Project (Project), Program Management Services are required to manage, coordinate, administer, and inspect the bidding, design, construction, and startup operations of the Project. The estimated Project construction cost is \$52 million, and is expected to take approximately 2 years to complete. Program Management (PM) Services will be required throughout the Project duration.

Program Management Services Evaluation Process

Through the process outlined to the Board in previous memos, a "Request for Proposals" (RFP) went out to nineteen firms. The solicitation of proposals resulted in the submittal of three (3) proposals; all proposals were submitted by the due date of July 10, 2003. The three (3) teams that submitted proposals were as follows:

- Butier Construction Managers, Tustin, California;
- Consolidated CM, Oakland, California; and
- Luster, Oakland, California.

The PM Services RFP and addenda stipulated the PM's "Scope of Services" to be provided. In addition, qualification requirements and evaluation criteria were clearly stated in the RFP. While the three proposals received represents a competitive process, West Basin is accustomed to receiving a higher number of proposals for these services on a project of this type. The low response rate to this RFP was attributable to the fact that a number of firms that would typically have proposed on the PM services chose instead to propose on the design-build services work coming up later this year. (Consulting firms are precluded from providing both PM services and participating on the design-build team.)

The proposals received were evaluated based on the factors listed in the table as follows. Each factor was weighted based on its importance relative to the selection of a qualified Program Management firm for the Phase IV Project.

Item	Factor / Consideration	Maximum Points
1	Completeness of Proposal	5
2	Project Approach and Understanding	20
3	Experience in Water Treatment Projects	25
4	Key Personnel Professional Qualifications	25
5	Inspection Staffing Qualifications	10
6	Quality of Previous Work Performed	5
7	Ability on Schedule Driven Projects	5
8	Performance/Adherence to Budget	5
Maximum Allowable Points		100

Program Management Services Evaluation Results

Evaluations were performed during the week of July 14, 2003 with interviews being held on Friday, July 18, 2003. Interviews were scheduled for approximately 50 minutes each to allow for introductions, questions and answers, and closing statements. The evaluation panel selected included two West Basin staff members and one staff representative from the Metropolitan Water District of Southern California. The evaluation committee members were as follows;

- Paul Shoenberger, P.E., - West Basin, Chief of Engineering and Operations;
- Marc Serna, P.E., - West Basin, Senior Water Resources Engineer; and
- Mike Thomas, P.E., - Metropolitan Water District, Project Manager.

All three members of the selection panel are licensed Professional Engineers in the State of California, each with over 14 years or more of engineering experience, and are qualified for evaluating program management services for a treatment plant project of this magnitude.

The evaluation panel reviewed each firm’s proposal and participated in the interview process. Based on the proposal and interview evaluation, each team was scored on their ability to meet the various factors under consideration.

Based on the evaluation performed, points for each category were assigned by committee members for each firm. The final score on the evaluation of each firm's proposal was the average score collected from each member of the evaluation selection panel.

Overall Rank	Firm	Average Evaluation Score
1	Butier Construction Managers	97.0
2	Luster	70.3
3	Consolidated CM	61.0

In addition to the criteria described above, the RFP encouraged compliance with West Basin's Economic Outreach Policy. Each firm submitting a proposal stated that it was able to comply with the goals of the District's Economic Outreach Policy.

The primary strength of the Butier team, which resulted in the large separation of points in the evaluation scoring, was the specific experience in providing PM (and construction management) services on advanced water treatment plant construction projects. The personnel proposed by Butier, particularly in the roles of Program Manager, Assistant Program Manager, and the Inspectors, all have direct experience on similar projects, many members of the team actually having worked within other West Basin Water Recycling Plant construction projects (design-build and design-bid-build). The technical support function, which includes the quality assurance work, is being provided by personnel that have not only worked within an operating water treatment facility, but have also supervised the installation of microfiltration, reverse osmosis, UV equipment.

While the Program Manager proposed by Luster had experience on large pipeline construction projects, his experience on water treatment plant construction projects was minimal. He also had no experience with MF, RO or UV installations, nor did he have any experience with implementing projects using the design-build approach. The Luster proposal also scored low due to its project approach, with many additional hours dedicated to a technical review of the pre-design and design documents.

The Consolidated CM team scored very low in all three major evaluation categories including Project Approach and Understanding, Experience on Water and Wastewater Treatment Projects, and Professional Qualifications of Key Personnel. The panel found no relevant experience within the firm or by its proposed personnel, for the construction of water treatment plants, or any projects delivered utilizing the design-build method. The description of the project approach in the proposal was vague, and Consolidated was unable to answer many questions posed in the interview to the satisfaction of the selection panel.

Proposal fees for each firm ranged from approximately \$1.2 million to \$2.3 million and are shown below.

Firm	Proposed Fee	Proposed Total Manhours
Consolidated CM	\$1,197,504	14,376
Butier Construction Managers	\$1,981,843	14,704
Luster	\$2,268,500	21,090

Although Consolidated CM’s fee was considerably lower than the other two firms, they also scored the lowest on the evaluations and are considered least qualified to perform the work. Total manhours proposed for the work were also lowest for Consolidated CM, although they were fairly close to Butier’s proposed manhours, and significantly lower than Luster. The primary difference in cost is due to differences in the key personnel hourly rates between Consolidated CM and Butier. The lower rates of Consolidated CM are attributable to the lower level of experience of team members when compared to Butier’s key personnel. Although the Luster team proposed many more hours for the work and were closer to Butier’s rates, their team also scored poorly in the same critical areas as did Consolidated CM.

Recommendation

Program Management Services will be critical to the successful completion of the Phase IV Design-Build Expansion Project. The experience and ability to coordinate, administer, manage, and inspect the \$52 million Project, within an operating water treatment facility, is crucial to ensuring a quality construction effort and final product with minimal cost overruns. Multiple design firms, contractors, sub-contractors, and specialty personnel will be involved throughout the duration of the Project over a 2-year period and will require an experienced Program Management team to handle this effort. Butier Construction Managers has assembled a team that is highly qualified in both technical review and management areas, has performed successfully on previous

West Basin design-build plant construction and expansion projects, and has demonstrated significant superiority over the competing Program Management firms. For this reason, Staff recommends that Butier Construction Managers be selected as the Program Management Services firm for the WBWRP Phase IV Expansion Project.