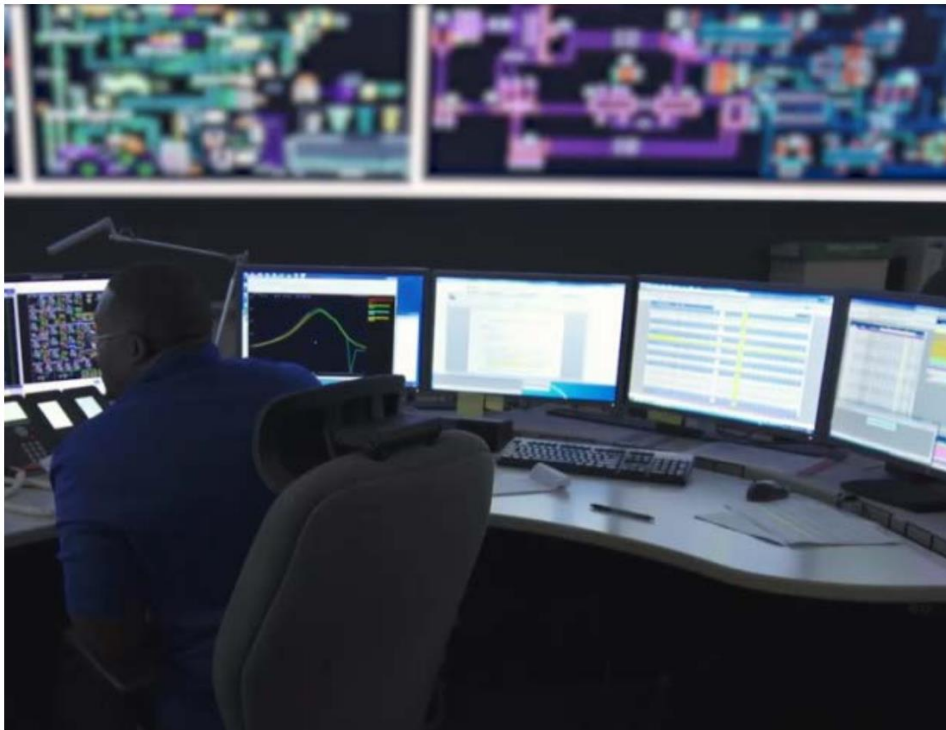


Sacramento Municipal Utility District

Power Control Center (PCC) Project Design-Build

Industry Outreach Project Briefing

December 13, 2023



Industry Outreach Project Briefing

Sacramento Municipal Utility District (SMUD) has prepared this briefing to notify prospective design-build (DB) firms of its upcoming solicitation opportunity for Power Control Center (PCC) Project. This document provides high level information about SMUD, PCC Project background, scope, goals, funding source, procurement approach, and anticipated schedule. The general information shared in this document is subject to change as the PCC Project progresses.

Doing Business with SMUD

SMUD uses the Ariba sourcing platform to post and manage solicitations. In order to participate in the upcoming PCC Project design-build solicitation opportunity, interested DB firms need to be registered as a supplier on Ariba, [SAP Business Network Supplier \(ariba.com\)](http://ariba.com). Once registered, DBs need to log in to their Ariba account and search for SMUD solicitations. Outside of the Ariba platform, you can also find SMUD sourcing events on SMUD’s [Solicitation Portal](#). When you click on an event to get more details, it will ask for your Ariba username and password login. We recommend you create an Ariba account first at ariba.com and then use those credentials to review SMUD sourcing events. Once the PCC Project DB sourcing event is live in Ariba, DBs need to follow the instructions for participating in SMUD solicitation events in order to access the solicitation files and related information. The instructions are located on SMUD’s Solicitation Portal. If your firm is not yet familiar with the Ariba sourcing platform it is advised that DBs get registered as soon as possible, tour the site and test features and functionality. For additional resources on how to do business with SMUD please visit, [Do Business with SMUD](#).

PCC Project Team Contacts

SMUD Facilities Management	SMUD Supply Chain
Ramesh Iyengar <i>Program Manager</i> <i>Ramesh.iyengar@smud.org</i>	Katherine Manne <i>Senior Procurement Specialist</i> <i>Katherine.Manne@smud.org</i>
Bob Hart <i>Technical Project Manager</i> <i>Bob.hart@smud.org</i>	Austin Svien <i>Procurement Specialist</i> <i>Austin.Svien@smud.org</i>
Everett Howard <i>Project Manager</i> <i>Everett.howard@smud.org</i>	

About SMUD

As the nation’s sixth-largest, community-owned, not-for-profit electric service, SMUD has been providing low-cost, reliable electricity to Sacramento County and small adjoining portions of Placer and Yolo Counties for over 75 years. SMUD is a recognized industry leader and award winner for its innovative energy efficiency programs, renewable power technologies and for its sustainable solutions for a healthier environment.

Purpose

SMUD's purpose is to enhance the quality of life for our customers and community by providing reliable and affordable electricity and leading the transition to a clean energy future.

PCC Project Purpose

SMUD proposes to construct an approximately 45,000 square foot Power Control Center (PCC) within SMUD's service territory. Construction of the PCC and related site work of approximately 6 acres are necessary to meet SMUD's current and future business needs.

SMUD expects that it will take approximately four (4) years to complete the PCC Project. The PCC Project will include a complete green field ground-up PCC building, including utility control rooms, data centers, conference rooms, and cubicle spaces as well as on and off-site improvements, installation of redundant utilities, and communications infrastructure.

PCC Project Background and Scope

The PCC Project encompasses the design and construction of a state-of-the-art Power Control Center strategically situated within the Sacramento Municipal Utility District's (SMUD) territory. Spanning an expansive and secure 6-acre site, enclosed by a perimeter security fence, this facility serves as a vital cornerstone in meeting SMUD's operational needs and ensuring the reliability of utility services. Key components of the facility include a single-story office building, spanning approximately 45,000 square feet, housing essential office spaces, a cutting-edge Control Center, versatile training rooms, vital support areas, and related amenities. Additionally, the site features a prominent 100-foot-high microwave transmission tower, robust emergency generators, staff parking facilities, and thoughtful landscaping to enhance both aesthetics and functionality.

The PCC Project goes beyond the facility's construction, extending to a comprehensive utility infrastructure. This infrastructure incorporates ensuring access to existing utilities on-site premises, incorporating redundant power and telecommunications services for heightened reliability, and partnering with SMUD for electrical services, and local utility companies for services such as cable/internet/low voltage communication. Additionally, collaborative efforts with the City, County, and Authorities having Jurisdiction (AHJ's) authorities address critical utility aspects, including storm drainage, wastewater management, garbage disposal, fire suppression systems, lighting, and roadways for ingress and egress. Adequate water resources are also sourced to meet operational requirements.

While the PCC Project places a strong emphasis on incorporating sustainable features and environmentally responsible practices, it will not pursue formal building certifications. The focus remains on energy-efficient design and responsible utility operations, aligning seamlessly with SMUD's commitment to environmentally conscious practices.

The estimated PCC Project cost stands at approximately \$100 million, reflecting the substantial scale and complexity of the PCC Project.

PCC Project Goals

SMUD's goals for the PCC Project are as follows:

- **Collaborative Partnership with Design-Build (DB) Firm**: Establish and maintain a collaborative partnership with an experienced and qualified DB firm to ensure project quality, cost efficiency, schedule efficiency, and safety.
- **Modernization**: Replace outdated control centers with a cutting-edge facility equipped with advanced technology and infrastructure to meet current and future demands.
- **Enhanced Reliability**: Improve the reliability and availability of electric utility services, reducing downtime and minimizing disruptions to customers.
- **Efficiency**: Streamline operations, reduce response times during outages, and optimize resource allocation to reduce operational costs.
- **Safety**: Implement advanced safety features and protocols to protect both the facility and personnel, ensuring a secure working environment.
- **Scalability**: Design the facility to accommodate future expansion and integration of renewable energy sources and emerging technologies.

Funding Source

SMUD intends to fund the work under its Capital Project Budget.

Location

The PCC Project site is located in Folsom, CA. The site is a greenfield location located on approximately 6 acres owned by SMUD, to date site topo has been performed as well as an initial soils report.

Procurement Approach

SMUD has elected to utilize a Design-Build delivery procurement method, with a Fixed Fee for design services and convert to a Target Guaranteed Maximum Price (TGMP) at ~60% design for the PCC Project.

The PCC Project will be delivered using a single contract for design and construction of the PCC. Responsibilities will include certain performance requirements to be validated via acceptance testing and certain warranty requirements that will extend beyond acceptance and final completion. SMUD intends to provide a draft contract during the procurement process, and to ensure equity between SMUD and prospective design-build firms where risk allocation is concerned.

The procurement will utilize the following two-step process:

Step 1: A Request for Qualifications (RFQ) is anticipated be issued in **early Q1 of 2024** soliciting statement of qualifications (SOQs) from interested design-build firms. Respondents will be evaluated based on company, project team composition, experience, relevant project experience, resource and capacity availability, financial capacity, and safety record. A shortlist will be established through the

RFQ phase and only successful design-build firms will be invited to participate in the second phase of the procurement process.

Step 2: A Request for Proposals (RFP) is anticipated to be issued in **end of Q1 2024** soliciting proposals from design-build firms shortlisted as a result of the RFQ process. During the RFQ-RFP phase SMUD intends to host up to three proprietary meetings with shortlisted firms. Shortlisted firms will also be provided the Criteria Document/Performance Spec as part of the RFQ to RFP process. Contract award is anticipated in June 2024. Respondents will be evaluated based on proposed PCC approach and project schedule, experience and qualifications of key project personnel, safety and sustainability, commercial terms (price), and compliance with SMUD’s contractual terms.

Project Management Team Structure

