
PRE- PROPOSAL CONFERENCE

REQUEST FOR PROPOSAL (RFP)

OPERATIONS AND MAINTENANCE (O&M) CENTRAL UTILITIES PLANT (CUP) SOLICITATION # H73-CUP-2023-002

Gabriel Carey MBA
Sr. Procurement Specialist
Houston Airport System

Thursday, August 4, 2022 10:00 A.M.
18600 Lee Road
Houston, Texas 77032

Pre-Qualification Meeting Agenda



- I. Opening Remarks
Andre' Morrow, SCM
Tanisha Smith, Contract Administrator

- II. Solicitation Overview
Gabriel Carey
Sr. Procurement Specialist

- III. Office of Business Opportunity
Kellie Irving
Deputy Asst. Director, HAS OBO

- IV. Project Scope and Overview
Anthony Gonzalez
Senior Project Manager

- V. Questions/Answers

Procurement Process Reminder

Quiet Period



- The Quiet Period begins on the date the solicitation is advertised and extends until an award recommendation appears on a City Council Agenda, or a City Council Committee Meeting Agenda.
- Only the designated procurement specialist, [Gabriel Carey](#) should be contacted during this time.

PURPOSE:

The City of Houston (City), Houston Airport System (HAS) invites interested firms to submit proposals for the Operations and Maintenance (O&M) Central Utilities Plant (CUP) at George Bush Intercontinental Airport (IAH) and William P. Hobby (HOU) airports.

Solicitation Overview



SOLICITATION DUE DATE AND TIME:

Thursday, September 30, 2022, 2:00 P.M. CST

QUESTIONS AND REQUESTS FOR ADDITIONAL INFORMATION ARE DUE BY:

Thursday, August 26, 2022, 12:00 P.M., CST

Must be received electronically and directed via email to:

gabriel.carey@houstontx.gov

Add'l Info/Specification Changes



LETTER OF CLARIFICATION(s):

Responses to questions received from potential Firm(s) and any changes to the scope shall be confirmed in writing and will be posted to the HAS website (www.fly2houston.com) prior to submittal due date.

Submittal Procedures



Submit two (2) printed copies of the Technical Proposal, including one (1) printed original marked “Original,” signed in blue ink, six (6) electronic copies on separate unreturnable thumb drives sealed in a separate single envelope and one (1) copy of Financial Statements, must be received at the address below no later than Thursday, August 26, 2022, 12:00 P.M., CST.

Address to send/submit to:

Attn: Gabriel Carey

Supply Chain Management

18600 Lee Road

Humble, Texas 77338

Please include the phrase **“RFP No. H73-CUP-2023-001, OPERATIONS AND MAINTENANCE (O&M) CENTRAL UTILITIES PLANT (CUP)”** in the subject line and provide all applicable contact information.

Technical Proposal Submittal Requirements



- Each Technical Proposal must be organized and follow the required format as stated in Part IV, Section B – Submission Requirements of the RFP.
- Each item of Section B must be appropriately tabbed and inclusive of all the required submittals.
- Submissions to the RFP must be valid for a period of one-hundred and eighty (180) consecutive calendar days from the date of receipt by the City.
- Forms to be submitted with the Technical Proposal are listed in Part VIII and must be properly and completely filled-up.

Procurement Timeline



Description	Scheduled Date
Advertisement of Solicitation	07/15/22
Pre-Proposal Video Conference	08/04/22
Questions from Respondents Due to City	08/26/22
Technical Proposal Due from Respondents	09/30/22
Notification of Intent to Award (Estimated)	01/12/23
City Council Agenda Date (Estimated)	01/25/23
Contract Start Date (Estimated)	02/09/23

Evaluation Criteria



- Technical/Design Approach Management Plan 15 Points
- Personal Staffing Requirements 20 Points
- Proposal Pricing 30 Points
- Qualification CUP Experience 15 Points
- Efficiency/Sustainability/Energy Saving Training 10 Points
- Computerized Maintenance Management System (CMMS) 10 Points
- **Total Score** **100 Points**
- Financial Stability Pass/Fail
- Reasonableness and Extent of Contract
- Exceptions Pass/Fail
- MWBE Requirements Pass/Fail

HAS Office of Business Opportunity

has.obo@houstontx.gov

DIVERSITY REQUIREMENTS

The goals on the project are the following:

M/WBE Goal – 25%

CERTIFICATION

- Participating Firms Must Be Certified MBE or WBE with the City of Houston's Office of Business Opportunity.
- Firms Must Be Certified M/WBE At Time Of Qualification Submission. If Not Certified M/WBE, They Will Not Be Counted Towards Contract Participation.
- Questions About Certification, Visit <http://www.houstontx.gov/obo> Or By Phone (832) 393-0600.

Project Scope and Overview

HOUSTON AIRPORT SYSTEM

Scott Hill, Director of Maintenance

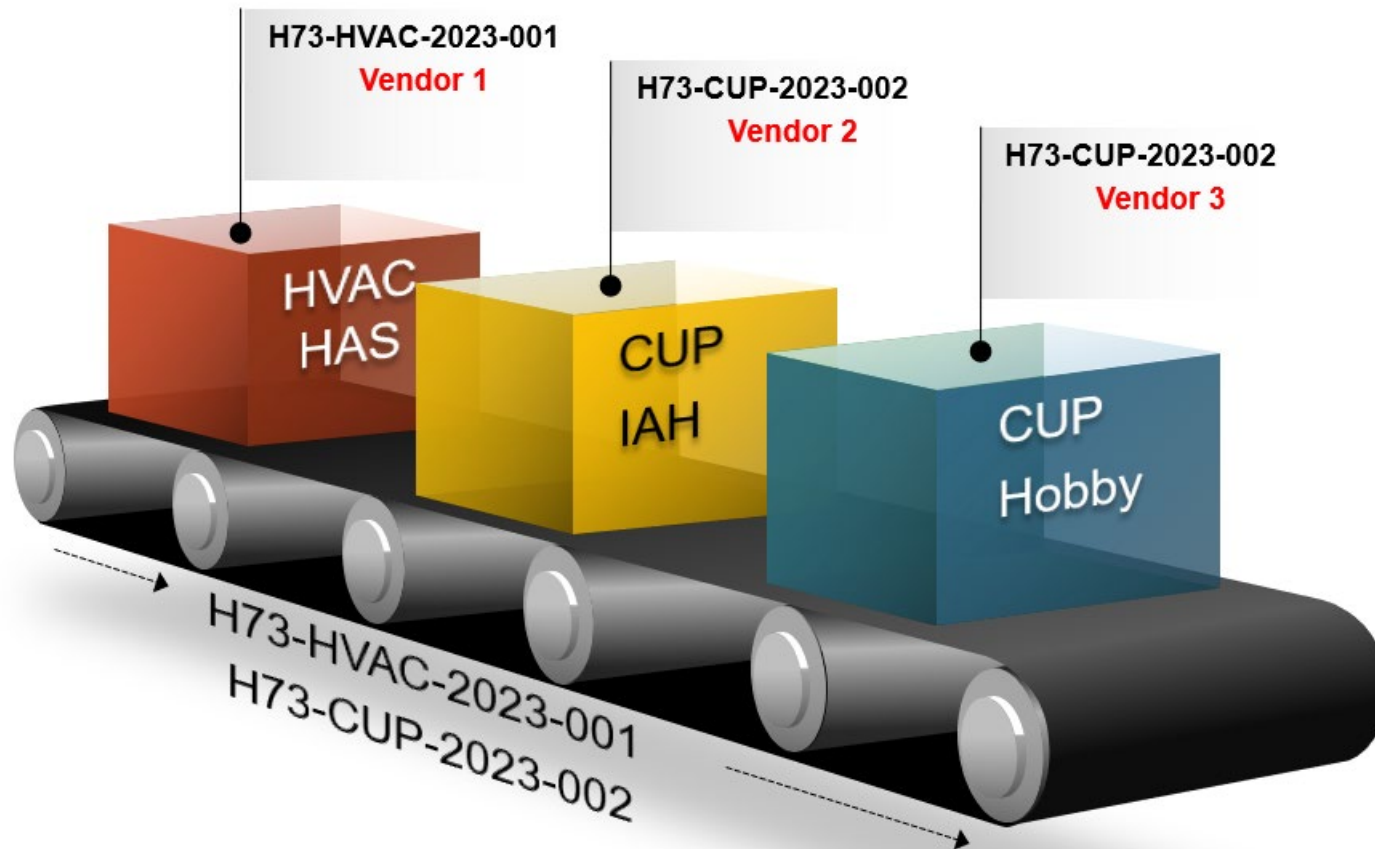
Angel Santos, Deputy Assistant Director

Anthony Gonzalez, Senior Project Manager



Project Scope and Overview

Contract Breakout:



Existing contract is **one vendor** for HVAC/CUP all HAS airports.

Project Scope and Overview



Overview:

- O&M of Central and Satellite Utilities Plants at IAH and HOU Airports
- Three (3) Year Contract with Two (2) One-year Extension Options
- Three Levels of Service (LOS)
- Utilize the HAS Enterprise Asset Management System (EAMS)
- Multiple Awards

THE HOUSTON AIRPORT SYSTEM (HAS) seeks a CONTRACT PROVIDER for the OPERATIONS AND MAINTENANCE (O&M) of the Central Utility Plant at the George Bush Intercontinental Airport, Houston (IAH), and at the Satellite Central Utility Plant at the William P. Hobby Airport, Houston (HOU).

SOLICITATION # H73-CUP-2023-002

Project Scope and Overview

Scope:

- Basic Services
- Levels of Service (LOS) Per Assigned Asset
 - Level I (Best Management Practices)
 - Preventive Maintenance, Corrective Maintenance, and Reliability Centered Maintenance (RCM)
 - Level II (Industry Standard)
 - Preventive Maintenance, Corrective Maintenance
 - Level III (Reactive)
 - Corrective Maintenance – Only
 - HAS Performs Preventive Maintenance

Contractor shall provide all management, supervision, skilled and unskilled labor, tools, service and maintenance materials, equipment, outside services, replacement equipment and parts, components and appurtenances, instruments, expendables, supplies, training, and insurance as required for Operation and Maintenance (O&M) to ensure the Level of Service (LOS) of all Work described in the Agreement for equipment installed in the CUPs at the airports.

Project Scope and Overview

Scope:

- Attachment B – Fee Schedule
 - LOS Per Assigned Asset
 - Pricing Per Interpretation of Scope
 - ***OSR Pricing Separate Fee Form***



Example For Presentation

AIRPORT/BUILDING TYPE	ANNUAL LUMP SUM COST		
	Level I	Level II	Level III
	PERPETUAL	PREDICTIVE	REACTIVE
YEAR 1	Best Management Practice	Industry Standard	Routine Service
IAH CUP/FACILITIES			
Central Utilities Plant (CUP)	\$ -	\$ -	\$ -
CUP Control Building	\$ -	\$ -	\$ -
CUP Electrical Vault	\$ -	\$ -	\$ -
CUP Cooling Towers #2 & #3	\$ -	\$ -	\$ -
CUP Solar Panels	\$ -	\$ -	\$ -
Electrical Plant @ Admin Bldg on JFK	\$ -	\$ -	\$ -
YEAR 1 SUBTOTAL - IAH	\$ -	\$ -	\$ -
HOU CUP/FACILITIES			
HOU/Central Utilities Plant (CUP)	\$	\$	\$
HOU/Satellite Utilities Plant (SUP)	\$	\$	\$
YEAR 1 SUBTOTAL - HOU	\$ -	\$ -	\$ -

Work does include all CUP equipment including domestic water pumps, Solar Panel Farm, and HVAC equipment serving and/or located in the CUP and Cooling Towers. Refer to Exhibit "M".

Project Scope and Overview

Scope - continued:

- **Operations & Maintenance (O&M) Services**
 - Refer to the latest release of the Operations and Maintenance Best Practice manual (developed by the U.S. Department of Energy) for additional guidelines. In the event of a conflict between Scope of Work and the DOE Best Practices manual, Scope of Work shall govern.



Questions

- Questions to be official must be in writing and submitted via email to:
gabriel.carey@houstontx.gov
- Answers will be posted in HAS website as Letter of Clarification:
<http://www.fly2houston.com>

Closing Remarks



H73-CUP-2023-002 OPERATIONS AND MAINTENANCE (O&M) CENTRAL UTILITIES PLANT (CUP)

HOUSTON AIRPORT SYSTEM

Thank you!