

SD-467 Plantwide Emergency Standby Generator Project Notes, Questions, and Answers

Updated 8/3:

1. **Question:** Does UPRR retain any ownership rights for the former spur line? Please clarify what is expected to be needed in regard to UPRR coordination and permitting.

Answer: The area identified in EBMUD's baseline approach is located within EBMUD property boundaries. Based on the right-of-way information reviewed by the District, and assuming the baseline approach is ultimately selected for design, EBMUD does not anticipate that a permit from UPRR will be required.

However, the consultant will still be expected to determine whether the project's proximity to the active railroad requires UPRR coordination, review, approvals, or other agreements. The consultant should also identify any design or construction constraints associated with work adjacent to the railroad, including earthwork limitations, crane or equipment restrictions, protective measures, or flagging requirements.

Any associated cost or schedule implications should be identified during the design.

2. **Question:** If 11x17 pages are included in the proposal document, will they be counted as 1 page?

Answer: Yes, an 11x17 page will generally be counted as one page, provided it used for information that is reasonably suited to the larger sheet like drawings, figures/diagrams, schedule, tables, etc.

However, if the 11x17 are used to include narrative content that could reasonably be presented on an 8.5x11 page (resumes, qualifications, projects, etc.) then those will count as 2.

Updated 7/30, following 7/29 Pre-Proposal Conference:

1. **Question:** Please confirm that for the Evaluation Criteria, the References will be scored up to 10 points and the Interview will be scored up to 15 points.

Answer: Confirmed. Evaluation Part 2, which includes References (up to 10 points) and Interview (up to 15 points), will only be performed on the top Proposers from Evaluation part 1. See Section III.B of the RFP for more information regarding the Evaluation Criteria/Selection Committee.

2. **Question:** I just wanted to confirm that this first part is for design purposes not necessarily to contract with a GC/Prime contractor. I assume that would be after the

design team is complete. It looks as though this is correct per the slide “Schedule & Budget”.

Answer: Confirmed. This RFP is for professional engineering services in the design portion of the design-bid-build project delivery method. The project will be advertised for bid with a GC/Prime Contractor after design is complete, tentatively anticipated in Q1 of 2028.

3. **Question:** How did the District come up with the Construction Cost Estimate?

Answer: The \$12.1M Construction cost estimate was from the District’s Electrical Master Plan, modified by team as we adjusted scope. There may be additional funds available for construction, but the District would need justification to present to the District’s Capital Steering Committee which could reliably only be available as design progresses with the consultant.

4. **District Comment:** The presentation slides have been attached the project’s website. All attendees were e-mailed the video to Slide 10 from the presentation. Please contact Adam Mansour, adam.mansour@ebmud.com, if any new or additional staff require access to the video.

Updated 7/22/2026:

1. **District Note:** The optional pre-proposal meeting scheduled for Wednesday, July 29, 2026 at 10:00am has been changed from in-person to MS Teams only. Please RSVP by contacting Adam Mansour at Adam.Mansour@ebmud.com for the meeting invitation link.

2. **Question:** Our team was reviewing the RFP for the Emergency Standby Generator project and noticed the request for projects with the high consultant contract value of over \$500k. Would the District be willing to change contract value to “construction value” or reduce the contract value amount to allow us to show similar experience for public entities?

Answer: No, the \$500k consultant contract value has been identified as an appropriate threshold for the SD-467 Plantwide Emergency Standby Generator Project scope of work and anticipated construction cost.

3. **Question:** During an outreach meeting with EBMUD several months ago, EBMUD mentioned a 3rd party Subject Matter Expert they have worked with in the past. What was their name?

Answer: Megawatt Engineering, megawattengineering.com