

Exhibit to Agenda Item #3

Discuss authorizing the Chief Executive Officer and General Manager to negotiate and award a contract to **Hensel Phelps Construction Co.** to perform Phase I pre-construction services and equipment procurement for the **Folsom Administrative Operations Building Project**, in an amount not to exceed \$13,068,600.

Board Energy Resources & Customer Services Committee and Special SMUD Board of Directors Meeting

Tuesday, March 18, 2025, immediately following the Finance & Audit Committee and Special SMUD Board of Directors Meeting scheduled to begin at 6:00 p.m.

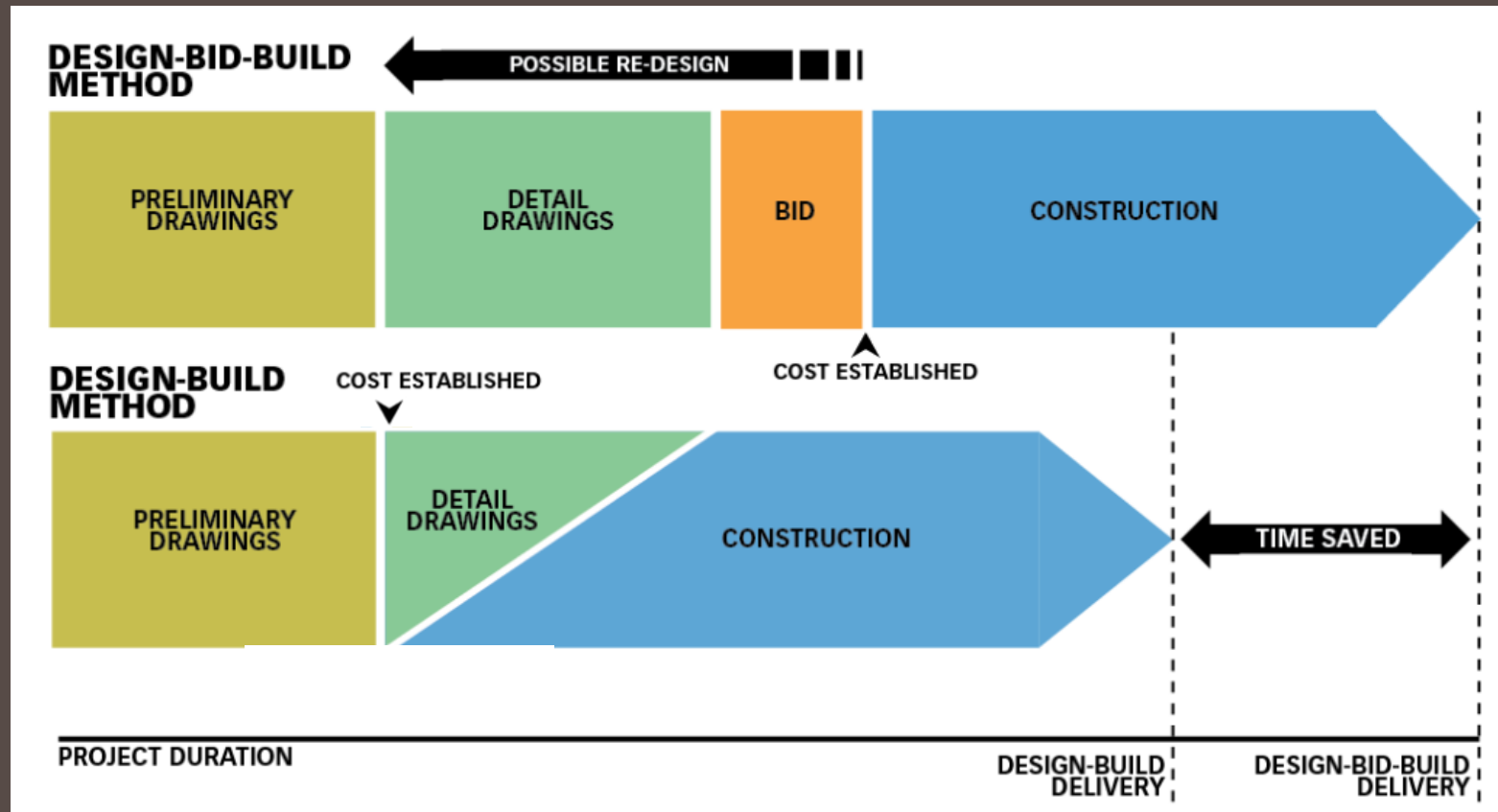
SMUD Headquarters Building, Auditorium

Project background

The Folsom Administrative Operations Building Project (FAOB) will construct and operate an approximately 50,000-square-foot administrative operations building



Contracting strategy



Procurement strategy

Progressive Design-Build Services and Construction

Planning (~2023): Industry Outreach Effort

- Market Briefing
- Builders' Exchange Forums
- CMAA & DBIA Industry postings
- 2024 DBIA Conference Networking
- SEED Engagement
- 44 Pre-Proposal Conference Attendees

Part 1, Request for Qualifications (June 2024): Technical qualification

- 8 Proposals Received

Part 2, Request for Proposal (March 2025): Select best value proposer

- Hensel Phelps Construction Co.
- DPR Construction
- Sundt Construction, Inc.



RFP Pre-Proposal Meet the Primes Conference
53 participants, 22 SEED vendors.

Procurement strategy

In August 2024, a Notice of Intent to Award (NOITA) was issued for Phase 1 pre-construction services, the contract award was put on hold at that time.

Responsive Proposals	Technical Evaluation	Pricing Evaluation	Total Score	Rank	Proposal Amount	Evaluated Proposal	Proposed Award Amount
Hensel Phelps	63.00	13.05	76.05	1	\$9,076,569.88	\$8,408,162.00	\$5,418,770*
DPR	49.75	12.31	62.06	2	\$8,912,823.50	\$8,912,923.50	
Sundt	45.00	15.00	60.00	3	\$7,313,948.82	\$7,313,948.82	

**Proposed award amount for Phase I Pre-GMP Services.*

In September 2024 staff executed a non-standard professional services contract to Hensel Phelps for validation services only, for a NTE amount of \$1,642,845.

Procurement strategy

Today, requesting authorization to award a new contract to Hensel Phelps to perform Pre-GMP Services and enable procurement of equipment with long lead times, including; emergency generators and main switch boards for a Not-to-Exceed amount of \$13,068,600

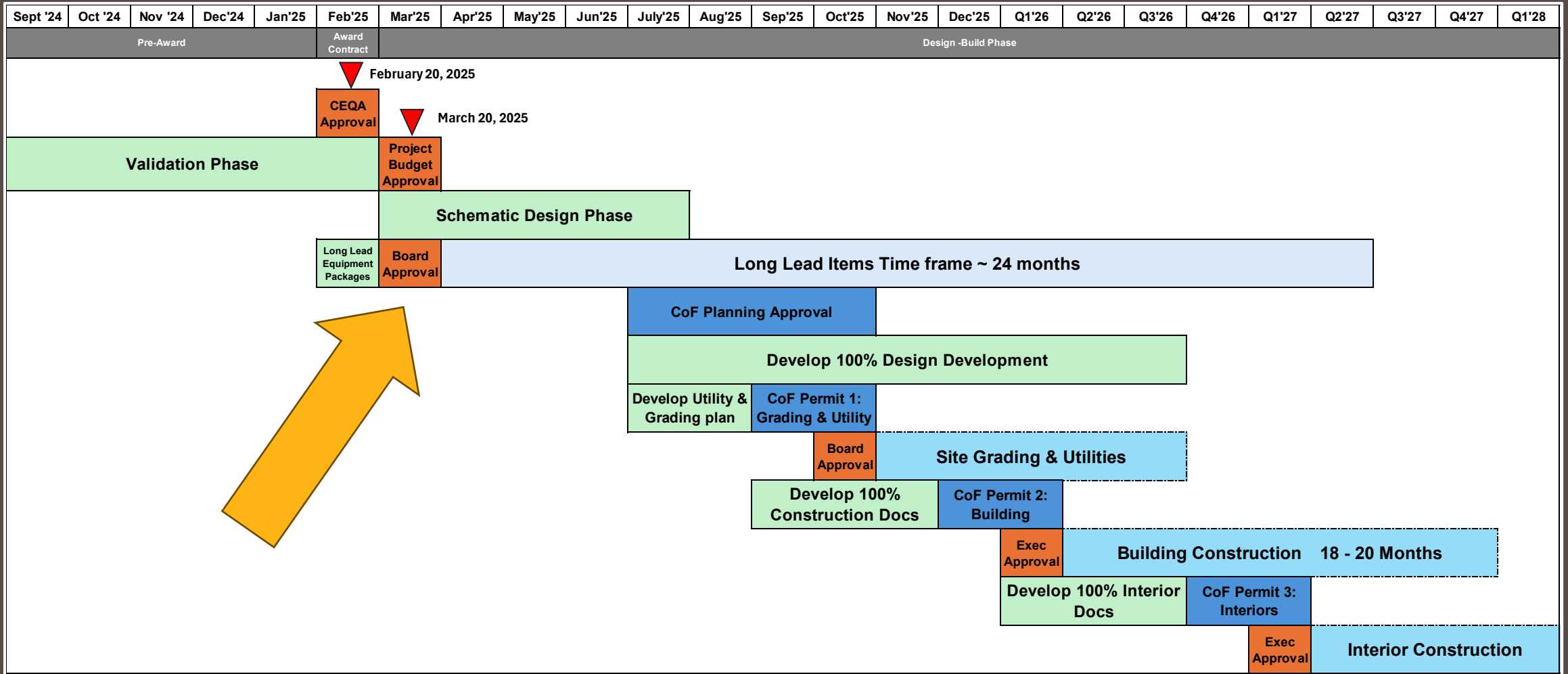
\$13M =

August 2024
\$5.4M
Pre-GMP
services

+

February 2025
\$7.6M
Long lead-time
equipment

Project schedule



Requested action

Authorize the Chief Executive Officer and General Manager to negotiate and award a contract to Hensel Phelps Construction Co. (Hensel Phelps) to perform Phase I Pre-Construction Services and Equipment Procurement for the Folsom Administrative Operations Building Project (Project), for a Not-to-Exceed amount of \$13,068,600.