

Requested Action:

Reservoir Committee and Authority Board consider authorizing the initiation of the Conveyance Package Construction Manager at Risk procurement, including issuance of the Request for Qualifications.

Detailed Description/Background:

In July 2022, the Sites Authority adopted a Construction Contracting Strategy to define construction packages and delivery methods while maximizing benefits and reducing risks for the Sites Authority. The adopted strategy included two main construction packages that would use the CMAR delivery method. The first package for the Reservoir and Roads CMAR has been procured and was awarded at the January 2026 board meeting. The second CMAR package, the Conveyance CMAR (previously/also referred to as the Maxwell Sites Pumping and Generating package), is the subject of the requested action.

Prior to initiating the Reservoir CMAR procurement process, the board authorized execution of Construction Legal support services, adopted the Construction Workforce Policy, and authorized staff to work with the Operations & Engineering Workgroup and Contract Strategy Ad Hoc. These actions resulted in a Reservoir and Roads CMAR procurement process that developed template documents, including CMAR Request for Qualifications (RFQ), CMAR Request for Proposals (RFP), and a CMAR contract. The Conveyance CMAR procurement preparation has leveraged these resources in the development of Conveyance CMAR procurement documents.

The Conveyance package CMAR contractor will provide several key immediate contributions, including:

- Provide value engineering, constructability reviews, and design innovation input early to optimize the design efficiently.
- Provide cost estimates early to increase cost certainty.
- Validate and refine the construction schedule to better identify critical path(s) and work sequencing opportunities for conveyance work.
- Procurement of long lead equipment (i.e., hydro-turbines, pumps and electrical equipment).

- Provide a single point of conveyance building responsibility to streamline operations, hydraulics, and controls coordination in accordance with the design.

According to the adopted Overall Project Schedule, it is critical for the Conveyance CMAR to be under contract by Q1 2027. This will allow the Conveyance elements to proceed immediately when additional funding is available. The updated project schedule approved by the board in January 2026 identifies Conveyance CMAR facilities, specifically the Funks Site Construction as the critical path for the project. The schedule also identifies Terminal Regulating Reservoir Site Construction near the critical path for the project. Early input from the Conveyance CMAR will be critical to progress the design and improve schedule and cost certainty.

Updates on Conveyance Package CMAR Procurement Key Steps and Procurement Policy Guidance

The February 2026 Board meeting included key steps to be taken prior to requesting board approval for initiation of the procurement process. Those steps have been completed, including the application of lessons learned related to the Project Labor Agreement development (See Board Item 2.4).

The Draft Conveyance Package CMAR Procurement Policy Guidance (Attachment A) summarizes these actions and documents the policy guidance provided by the Board. This document was developed based on the Reservoir and Roads CMAR procurement and incorporates lessons learned and updates from information gained in the completion of the key steps. The Contract Strategy Ad Hoc (March 5th, 2026) and the Operations and Engineering Workgroup (March 11th, 2026) were consulted in establishing the direction taken on each of the items. No additional feedback was provided on the draft policy guidance after it was reviewed at the April Board meeting.

Additionally, in accordance with the requirements of the Sites Authority Letter of Conditions for the United States Department of Agriculture (USDA) Community Facilities Program Loan to Construct the Maxwell Intertie and given that the Maxwell Intertie Construction is included in the Conveyance CMAR Package, the RFQ was provided to USDA for review and approval. Their review deadline was set at May 20th, 2026. A USDA review will also be required for the RFP.

Anticipated Conveyance Package CMAR Procurement Schedule is as follows:

1. Board Authorization to Initiate Procurement – May 2026
2. Issue RFQ – May 2026
3. SOQs Due – July 2026

4. Authority Board and Reservoir Committee Approval of Short-list-August/September 2026
5. Pre-RFP Meetings with Short-list – September 2026
6. Issue RFP to Short-list – October 2026
7. Proposals Due – January 2027
8. Proposal Review and Interviews –January/February 2027
9. Board approval of selected Conveyance CMAR and authorize initiating CMAR contract negotiations – February 2027
10. Negotiations of CMAR Contract – Q1 2027

Prior Action:

April 2026 – Received an update of the Conveyance Package Construction Manager at Risk Request for procurement process for the Sites Project.

Fiscal Impact/Funding Source:

The Amendment 3 Work Plan includes sufficient budget to cover required resources and activities to implement/complete the Conveyance Package CMAR procurement. Conveyance Package CMAR contractor pre-construction and construction activities will be covered in Phase 3/4/5 (i.e., 2027 and beyond).

Staff Contact:

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Primary Service Provider:

Brown & Caldwell

Attachments:

Attachment A: Conveyance Package CMAR Procurement Policy Guidance

Conveyance CMAR Procurement Policy Guidance - **For Discussion**

The Reservoir Committee and Authority Board directs the Executive Director to proceed with completing and issuing the Conveyance Package Request for Qualifications (RFQ) and draft Construction Manager at Risk (CMAR) Contract consistent with the following guidance:

- 1) The selection process for the Conveyance Package CMAR Contractor shall materially conform to the two-step process described in this Attachment A.
- 2) RFQ Evaluation criteria shall include both non-scored (i.e., pass-fail) criteria to ensure the selected Conveyance Package CMAR Contractor meets minimum requirements needed to protect the Sites Authority's interests and scored criteria covering topics to help reflect the Board's values. RFQ scored criteria related to relevant construction experience, CMAR delivery experience, and the team's ability to deliver the work shall be most heavily weighted.
- 3) The Executive Director shall appoint an Evaluation Committee (EC) to evaluate submitted Statement of Qualifications (SOQs) and Proposals. EC members shall be committed to participate for the duration of the procurement process and shall include an Authority's Lead (staff), subject matter experts currently unaffiliated with the project, and senior technical staff from up to four Participants. Additional Participant involvement will aid in the evaluation of the additional disciplines (e.g. mechanical, electrical, structural) and ownership considerations of this scope of work (e.g. operations, commissioning, maintenance). The Authority Board and Reservoir Committee shall provide oversight and approval of certain decisions as illustrated in Attachment A. Operations and/or Engineering staff from Glenn Colusa Irrigation District and Tehama Colusa Canal Authority will serve as advisors to the EC. The EC may also request input from consultants.
- 4) Revisions adopted by the Authority Board and Reservoir Committee at the May 22, 2026 Board meeting to the Construction Workforce Policy and the template PLA will be included as requirements in the Conveyance CMAR procurement documents.

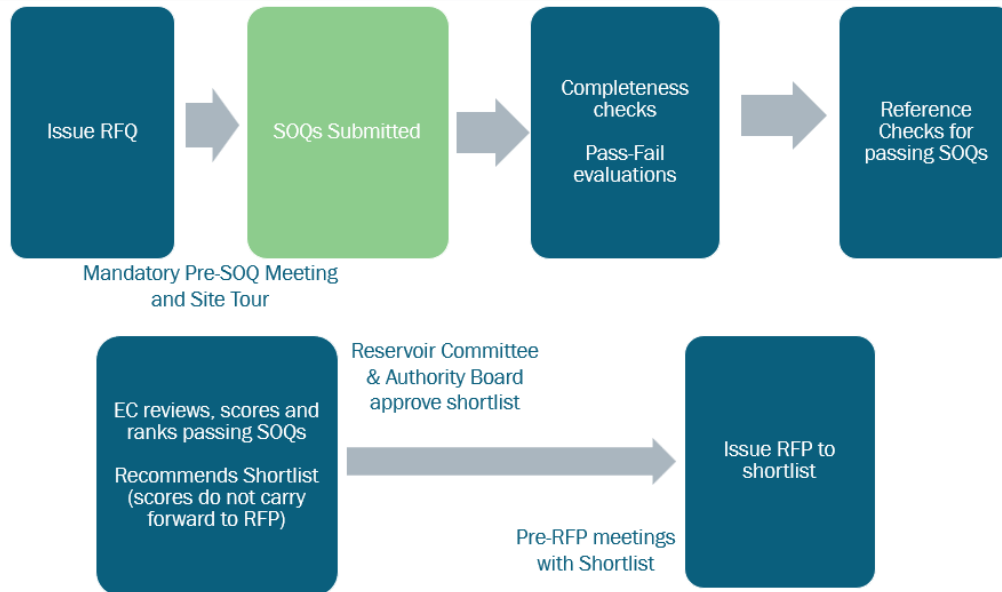
- 5) In the November 2025 board meeting, several construction period insurance approaches were presented to and discussed by the Authority Board and Reservoir Committee. Discussion consensus was reached around an approach of Owner provided General Liability insurance and Contractor provided Workers Compensation; however, to date a board decision has not been made on the subject and the insurance program has not yet been set up. Given the current status, the RFQ will require Respondents to confirm their ability to comply with preliminary construction insurance requirements that meet the various potential insurance approaches that the Sites Authority may consider. The RFP requirements will be updated as needed based on the approach decisions made at that time.
- 6) The Reservoir Committee and Authority Board has adopted the following approach to self-performance and subcontracting, which is intended to maximize the flexibility provided to CMAR Respondents in order to maximize value to the Board while focusing on selection of a Conveyance CMAR contractor with appropriate expertise in construction of pumping and generating plants. This will be accomplished by requiring: 1) the prime CMAR contractor to be the lead and self-perform a minimum of two of the three critical work areas (structural concrete, process mechanical, and electrical/controls) for the Funks Pumping and Generating Plant and Terminal Regulating Reservoir Pumping and Generating Plant; 2) the prime CMAR contractor or a proposed Key Subcontractor (a contractor that is identified in the SOQ and will be considered in the evaluation of qualifications) act as the lead for work related to large diameter pipelines, large diameter tunnels, and 230-kilovolt/high voltage electrical substations/transmission lines; and 3) that a CMAR identify, in their SOQ, the work it wishes to self perform or have performed by a Key Subcontractor. In addition, the Reservoir Committee and Authority Board set the following limitations on the amount of cumulative amount of work that can be self performed or performed by a Conveyance Package Key Subcontractor: 40% minimum; 80% maximum. The Sites Authority shall retain an independent cost estimator (ICE) to verify the reasonableness of pricing for work that is self-performed either by the prime CMAR or a Key Subcontractor.
- 7) While the Reservoir Committee and Authority Board find no need to modify the scope of facilities included in the Conveyance Package at this time, the CMAR Contract shall include provisions authorizing the Executive Director, consistent with the Delegation of Authority matrix, to make adjustments in scope at the interfaces between the construction packages if the Executive Director determines it is in the best interest of the Sites Authority to do so.

Attachment A. Procurement Process Overview

Procurement Process Overview

EC = evaluation committee

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Procurement Process Overview

EC = evaluation committee

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