



## **Facilities Management**

# **General Construction Services Request for Information**

**444 SOUTH 16<sup>TH</sup> STREET  
MALL  
OMAHA, NE 68102**

**June 1, 2023**

**1.0 OBJECTIVE**

This document is not a solicitation for bids or proposals. The purpose of this Request for Information (RFI) is to answer preliminary scoping questions that will assist the Omaha Public Power District (OPPD) Facilities Management Business Unit, in developing a Request for Proposal (RFP) for General Construction Services. The recipient of this document should use the response as a chance to introduce your business and potential capabilities to the OPPD team.

Information obtained from responses to this document will be used in the development and refinement of a future RFP(s) and making appropriate sourcing decisions for these services. Submitting a response to this RFI is not a guarantee in any way that a company will be qualified for any subsequent RFP, nor does it preclude any qualified company from responding to future opportunities with OPPD.

**2.0 CONFIDENTIALITY**

All information contained in this document and exhibits attached is confidential and proprietary. Thus, it shall be protected and maintained in strict confidence by the Contractor(s). By the same token, OPPD will not disclose information contained in the response or allow it to be disclosed, except to OPPD employees and authorized agents, as necessary, for the sole purpose of completing a review and development of the RFP. In the event of any such disclosure, confidential information may be disclosed on a need-to-know basis, provided however that Contractor shall make these persons aware of the confidentiality of such information and they shall (and the Contractor shall cause them to) be bound by the terms of this paragraph. In no event shall this document or any subsequent exhibits be copied, transcribed or distributed in whole or in part without the specific written authorization of OPPD. OPPD reserves the right to require the return or destruction of all documents, including extracts, summaries and related notes. The Contractor agrees not to disclose the identity of OPPD as a requestor of information or the nature of the relationship contemplated by the Contractor's response without the written consent of OPPD.

**3.0 SCOPING SCHEDULE**

Responders will consider the following schedule:

ACTIVITY	DUE DATE/TIME (CDT)
<i>Scoping Document Issued:</i>	June 1, 2023
<i>Response Due Date:</i> Submit all Responses via e-mail to <a href="mailto:RFP@oppd.com">RFP@oppd.com</a> and <a href="mailto:hslauterbach@oppd.com">hslauterbach@oppd.com</a>	July 12, 2023 10:00 A.M.

#### **4.0 CLARIFICATIONS AND QUESTIONS PRIOR TO RESPONSE DUE**

Contractor's request for additional information or questions relating to the document shall be submitted to Heather Lauterbach via email only at [hslauterbach@oppd.com](mailto:hslauterbach@oppd.com)

#### **5.0 COMPANY INFORMATION**

The Omaha Public Power District is the twelfth largest publicly owned electric utilities in the United States in number of customers served, with more than 878,000 customers in 13 southeast Nebraska counties. It was organized as a political subdivision of the State of Nebraska in 1946. Policies and rates are set by an eight-member Board of Directors elected by the people in the areas served.

The **OPPD Mission** is to provide affordable, reliable and environmentally sensitive energy services to our customers.

#### **6.0 SCOPE/PROJECT INFORMATION**

OPPD is seeking a construction company to provide general construction services in building maintenance, concrete installation, renovations, and any other specialized project throughout the District.

#### **7.0 REQUESTED INFORMATION**

##### **General Company Information:**

1. How long have you been in business?
2. What value-added processes can you offer? (i.e., modular construction, equipment fleet, in-house engineering, skilled trades)
3. What is an example of a value-added partnership you've had in the past with customers? (i.e., continuous improvement programs, technology, rebate structure or discounted rates)
4. On a scale of 1-5 (5 is highest), how interested are you in working with OPPD?
5. Will you guarantee that you will file and obtain all necessary licenses and permits?
6. "Certifications: list all certifications and registrations, including, but not limited to the following:  
GC registrations, PE certifications, welding certifications, AISC, unions, OSHA VPP, ISO 9001, ASME BPE, R stamps"
7. Certifications - minority/women/veteran or other diverse owner certificates?

##### **Geographical Coverage:**

1. Do you have an office in the State of Nebraska?
2. Are you licensed and registered to perform services in the State of Nebraska?
3. Are there cities where you self-perform work vs sub-contract? Please specify.

4. Are you able to provide services to the below cities?

- Ashland
- Blair
- Bellevue
- Fort Calhoun
- Humboldt
- Louisville
- Nebraska City
- North Bend
- Omaha
- Papillion
- Plattsmouth
- Springfield
- Syracuse
- Tecumseh

**Resources:**

1. Total number of employees
2. List annual hourly manhours for 2022
3. What disciplines or tasks do you typically subcontract?
4. List total number of project management personnel - number of superintendents, project managers, etc.
5. List total number of safety personnel
6. List number of QA/QC personnel
7. Does your company have an employee training and development program above and beyond federal, state, and other mandatory safety training?
8. Does your company have a strategy in place for the recruitment of entry level positions, to grow new talent and combat workforce turnover?
9. Number of permanent foremen and superintendents
10. List any other trades you employ and number of each.
11. If you employ union labor, please list union trade classifications.
12. How are you prepared if OPPD required Emergency Responsiveness due to unexcepted incident? – Ex. Pipe breaks

**Finance:**

1. What is your company's previous three (3) fiscal years' total annual revenue?
2. How much revenue has your company received from OPPD in the last 3 fiscal years?
3. "Please provide a % distribution of revenue based on projects/contract dollar amounts:
  - \* %<500k
  - \* %\$500 - \$1.5MM
  - \* %>\$1.5MM
4. Describe bonding capacity.

**Services:**

1. Please, describe, in detail, the services you provide - attach Corporate Presentation
2. Please, describe the key features and benefits of your services that give you an advantage over competitors.

**Project Management:**

1. In 2022, what percent of your projects were completed within or under budget?
2. How do you handle projects in terms of milestones?
3. Does your company have a single software solution for project controls/management? If yes, what is the project controls software your company utilizes. That includes all aspects including cost, schedule, engineering and bid documents, and change management.
4. Describe how you manage quality control.
5. Based on your current backlog value, how do you prioritize projects as they come in?
6. Describe how you can effectively manage work at multiple sites.
7. How does your company track and measure your project performance? What criteria does your company use as project success?

**Subcontractors:**

1. Has your company worked with tri-lateral agreements previously? For example, if you had to hire a certain subcontractor or material vendor that had a pricing agreement in place with the owner.
2. If yes, please describe how that process worked and if you liked it or disliked it.
3. Please describe how you manage relationships with sub-contractors, other trades, and engineering service providers
4. How do you vet subcontractors?

**Expectations:**

1. What would you value most from a strategic partnership with OPPD?
2. How could OPPD make it easier for you to do business with us?
3. How would you view a strategic relationship with OPPD?