

**COUNTY OF MONTEREY
PUBLIC WORKS DEPARTMENT
168 W. ALISAL STREET, 2rd FLOOR
SALINAS, CA 93901-2439
(831) 784-5647**

**REQUEST FOR EXPRESSIONS OF INTEREST
REI # PW01**

**To assume ownership and operational responsibility of the
Chualar Sanitary Sewer Collection and Treatment System
(County Service Area 75)**

Responses are requested by Friday, July 18, 2014

**Please mail responses to:
Monterey County Public Works Department
Attn: Bob Murdoch, Public Works Director
168 West Alisal Street, 2rd Floor
Salinas, CA 93901**

INTENT

It is the intent of this Request for Expressions of Interest (REI) to solicit responses from potentially qualified public and private entities to take ownership of and operate the Chualar Sanitary Sewer Collection and Treatment System.

The information obtained through this REI shall include the vendors' capability to provide the required operational and maintenance services to insure the sewer system meets all regulatory requirements and provides an acceptable level of service to the community of Chualar at a reasonable rate.

The facilities that are the subject of this request are the publicly owned portion of the sewer system which includes approximately 2 miles of gravity sewer pipes, one sanitary sewer pump station, 2 miles of force main, and primary treatment ponds.

Respondents to this REI should have at least ten years of experience in operating comparable sewer systems while providing acceptable levels of service to their customers.

The County will review responses to this REI and may then decide to enter into discussions with one or more respondents, issue a formal Request for Proposal, or embark on another course of action as it may determine.

BACKGROUND/SYSTEM DESCRIPTION

BACKGROUND INFORMATION

The community of Chualar, California is located in the unincorporated area of Central Monterey County approximately 10 miles southeast of Salinas with a population of 1,190 as of the Census of 2010. There are approximately 280 households with a median income of \$43,125 per household and a median age of 23.0. Approximately 55.1% of the residents residing within the Chualar census designated place (CDP) are classified as Low/Moderate Income.

The sewer system and an assessment district was proposed and constructed in the mid-1960's. The wastewater treatment ponds were rebuilt following flooding events in 1969 & 1995. The pump station was rebuilt in 1983. There are 188 parcels in the community with 171 connections and 306 equivalent dwelling units. The operations and maintenance of the waste water collection and treatment system must meet the regulatory requirements established by the Regional Water Quality Control Board in Water Discharge Requirements Order No. 01-038.

SEWER SYSTEM OPERATIONAL DESCRIPTION

The wastewater system serving the community of Chualar consists of approximately 10,600 feet of VCP & PVC gravity sewer that flows to a pump station in the middle of town at the northeast corner of Grant Street and Main Street. The one pump station has two 10 horsepower

submersible pumps in a wet well that are float controlled. A dedicated backup emergency generator was connected to the system in June 2014. The sewage leaves the pump station via 11,100 feet of 6 inch C-900 and HDPE force main. The force main has 6 air relief valves that were reconstructed in 2012 and 2014.

The WWTP serving the community of Chualar is a very simple, cost effective aerobic digestion, infiltration/evapotranspiration pond system. There are two ponds used for the primary aerobic digestion, two ponds for back-up treatment capacity, and one final, effluent pond. Sewage is directed to the ponds and distributed between the ponds by a network of pipes and shut-off valves. The WWTP have a rated capacity of 100,000 gallons per day (gpd). The community produces 43,000 to 68,000 gpd (55% capacity +/- 12%) with greater flows during the dry season when there is an influx of seasonal farm workers.

CALENDAR OF EVENTS

REI Issued	June 4, 2014
Written Questions Requested	July 11 2014
Responses Requested	July 18, 2014

This schedule is subject to change as necessary.

COUNTY POINT OF CONTACT

Please direct any questions regarding this REI to:

Dirk Medema
Civil Engineer, Public Work Department
168 W. Alisal Street, 2rd Floor
Salinas, CA 93901-2439
PHONE: (831) 784-5647
Email: medemad@co.monterey.ca.us

Questions should be provided in writing (emails are acceptable).

INFORMATIONAL

As part of the negotiation process with prospective buyers, the County will make available various technical studies, including inventories of personal and real property, engineering

reports, environmental reports, and other materials. Release of studies during this REI process is premature; therefore, requests for these materials will not now be accommodated.

ILLUSTRATIVE BUSINESS TERMS

The following preliminary illustrative business terms have been identified by the County for the sale of the Chualar system:

- Buyer agrees to take the system in an “as is” condition.
- Buyer agrees to keep existing rate schedule for the next 3 years without change.

SUBMITTAL

The County requests that respondents to this REI provide concise responses to the following items:

- Respondent entity: Name, address, phone and e-mail.
- Contact Person and Title.
- Description of the respondent entity: Background, years in operation, and experience in owning and operating similar systems. Provide the overall financial magnitude of comparable operations by the respondent such as annual gross (may be approximated, or in range).
- Brief background of the principals of the respondent entity.
- Willingness to respond to an RFP for the sale of the system identified above. If not, we would appreciate comments you may have.
- Commentary on the illustrative business terms noted above. Please let us know issues (if any) that appear difficult or troublesome at this initial stage of review. (Since the purpose of this REI is limited to solicitation of interest, any commentary by respondents on business terms that are provided in response to the REI will be treated as informational in nature and will not bind respondents in respect to possible future negotiations with the County.) **We are not now requesting or accepting bids on any financial or other terms.**
- Where respondent heard about this REI.

LIMITATION AND WAIVER OF PROTEST

In responding to this REI, each respondent voluntarily and knowingly agrees as follows:

- Selection of owner is at the sole discretion of the County.
- The County may amend or terminate selection procedures at any time at its sole discretion.
- The County is not obligated to enter into any agreement with any entity as a result of this REI.
- The County is not, under any circumstances, responsible for costs borne by respondents for preparing responses to this solicitation, or any costs associated with the selection process.
- The County will not pay a finder's fee/brokerage fee to any entity representing or purporting to represent respondents.
- All materials submitted in response to this REI will become the property of the County.
- By submitting a response to this REI, respondent expressly waives any and all rights that it may have to object, protest or seek any legal remedies whatsoever regarding any aspect of this REI, including, without limitation, the County's possible selection of an owner, the County's rejection of any or all submittals, and any subsequent agreement that might be entered into as a result of this REI.