



PLANNING
ENGINEERING
PROGRAM MANAGEMENT

December 15, 2021

TEXAS

- AUSTIN
- COLLEGE STATION
- CONROE
- CORPUS CHRISTI
- DALLAS
- FORT WORTH
- FRISCO
- HOUSTON
- LAREDO
- SAN ANTONIO
- SAN MARCOS
- WACO

CALIFORNIA

- LOS ANGELES
- ORANGE
- SAN JOSE

ILLINOIS

- CHICAGO

MICHIGAN

- LANSING

Paul Tucker, P.E.
Senior Utility Engineer
City of McKinney
221 N Tennessee Street
McKinney, TX 75069

RE: WA1626 McKinney Ranch Pump Station Improvements - Recommendation of Award of Contract

Dear Mr. Tucker,

Sealed bid proposals were received and opened by the City of McKinney for the project referenced above on November 4th, 2021, at 2:00 pm. A single bid was received, and the amount read aloud at the bid opening. Because only one bid was submitted, the bid proposal evaluation process was not initiated in compliance with the bid advertisement, considering project approach, price, contractor qualifications and proposed construction time.

As Engineer of Record, Lockwood, Andrews & Newnam, Inc. (LAN) reviewed the bid proposal for compliance and determined that Archer Western Construction, LLC (Archer-Western) complies with the bid advertisement.

An initial concern with this bid opening was that there was only one bid submitted with a cost above the budget. In review of the situation, calling other contractors and suppliers, we confirmed that costs have skyrocketed, with over 5 percent increase in May alone, that has compounded the challenges and construction pricing risk associated with manufacturing and supply chain issues. Also, the contractor’s cost reflects some degree of uncertainty in economic forecasts and conditions, only magnified because the length of this construction project. Following our evaluation, we do not believe the bid cost could be reduced appreciably by rebidding the project because of the continual rise in material costs and the inevitable rise in labor cost.

Based on their references, qualifications and experience with similar construction projects and the City’s familiarity with them as a contractor, Archer-Western is considered capable of performing the proposed work in the contract documents. Therefore, based on our review of the bid proposal, LAN recommends Archer Western Construction, LLC for an award in the amount of Seventeen Million Eight Hundred Thirty-two Thousand Dollars and Zero Cents (\$17,832,000.00) for the WA1626 McKinney Ranch Pump Station Improvements Project, 21-64CSP. The City will have to determine which integrator is chosen from the four submitted, which will add to the budget needed to complete the project.

Thank you for this opportunity to serve and work with the City of McKinney on these critical improvement efforts. As we move to the construction phase, we look forward to continued success on this project.

Sincerely,
Lockwood, Andrews & Newnam, Inc.

Greg A. Vaughn, P.E.
Senior Associate, Team Leader
gavaughn@lan-inc.com

Lockwood, Andrews & Newnam, Inc.

A LEO A DALY COMPANY

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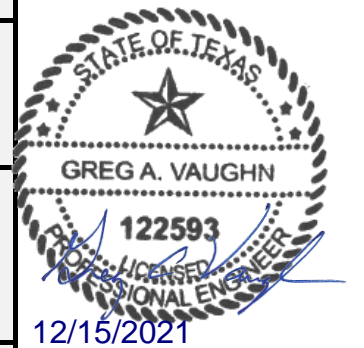
CC: Nick Ataie P.E. (City of McKinney)
Mindy Smith, Buyer II (City of McKinney)
Justin Reeves, P.E. (Lockwood, Andrews & Newnam, Inc.)
Jourdan Johnson, P.E. (Lockwood, Andrews & Newnam, Inc.)
Mason McIntire, P.E. (Lockwood, Andrews & Newnam, Inc.)

BASE BID SCHEDULE - TABLE 1

McKINNEY RANCH PUMP STATION IMPROVEMENTS PROJECT NO.: WA1626 BID NO.: 21-64CSP CONTRACT PROPOSAL SCHEDULE			
Item No.	Approximate Quantity	Description of Item with Proposal Price Written in Words	Amount Proposal
A OVERALL PUMP STATION IMPROVEMENTS			
A-1	1	LS Furnish mobilization & de-mobilization for Dollars and ___Cents.	\$
A-2	1	LS Furnish all site staking, utility coordination & verifications (including all necessary subsurface utility locations) for Dollars and ___Cents.	\$
A-3	1	LS Furnish all bonds, insurance, and all necessary permits for Dollars and ___Cents.	\$
A-4	1	LS Design and furnish all necessary materials, equipment, and labor required for a Trench Safety Plan, including all necessary shoring and piling, for all excavations on the project for Dollars and ___Cents.	\$
A-5	1	LS Design and furnish all necessary materials, equipment, and labor required for a Storm Water Pollution Prevention Plan for Erosion Control in accordance with specifications, laws, rules, and assumption of responsibility for plan and control, for Dollars and ___Cents.	\$
A-6	1	LS Furnish all site work material, labor, and equipment, including scarification, grubbing, clearing, site preparation, leveling, excavation, shoring, piling, dewatering, grading, disposal, backfilling, select fill, flowable fill, hauling, and sodding and landscaping restoration for Dollars and ___Cents.	\$
A-7	1	LS Furnish plan and all materials for tree protection in accordance with specifications, laws, rules, and assumption of responsibility for plan and control. Provide all necessary labor, materials, and equipment for Dollars and ___Cents.	\$
A-8	1	LS Security Equipment furnished and installed by Allied Universal Technology Services. Provide all materials, labor, equipment, and testing necessary for a complete in place installation Ninety-five thousand Dollars and zero Cents.	\$ 95,000.00
B CONSTRUCTION PHASE 1 – PUMP STATION NO. 2 PUMPS AND FIRE ACCESS			
B-1	1	LS Removal and disposal of existing vertical turbine pumps, motors, discharge heads, and related appurtenances as indicated within the drawings and designated by the Owner (specific items to be salvaged at Owner's request). Provide and install two new vertical turbine pumps as indicated within the construction documents – Including motors, pumps, fittings, couplings, supports, witness and all other applicable testing and certifications, installation, field tolerance verification and adjustments, bolts, all accessories and hardware, appurtenances, and startup and testing for a complete in place installation for Dollars and Cents.	\$
B-2	1	LS Concrete Fire Lane Access Road furnished and installed for a complete in place installation. Provide all necessary labor, materials, testing, equipment, and appurtenances for _____Dollars and Cents.	\$
C CONSTRUCTION PHASE 2 – PUMP STATION NO. 1 IMPROVEMENTS			
C-1	1	LS Demolition, Abandonment, and Proper Disposal of all Items Noted in the Demolition Drawings _____Dollars and Cents.	\$

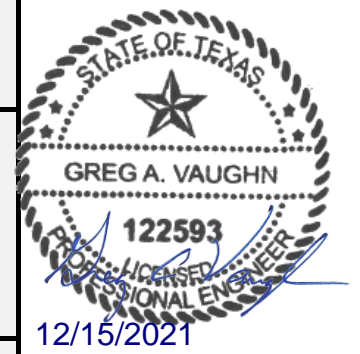
Design Engineer & Proposer Bid Tabulation - Table 1

Engineer's OPCC	Bidder No. 1	Bidder No. 2	Bidder No. 3
LAN	Archer Western		
\$ 119,600	\$ 250,000		
\$ 28,409	\$ 47,000		
\$ 150,000	\$ 250,000		
\$ 30,000	\$ 15,000		
\$ 10,000	\$ 11,400		
\$ 1,343,182	\$ 1,405,700		
\$ 20,000	\$ 6,700		
\$ 95,000	\$ 95,000		
\$ 590,123	\$ 1,231,000		
\$ 22,840	\$ 523,900		
\$ 29,900	\$ 196,400		



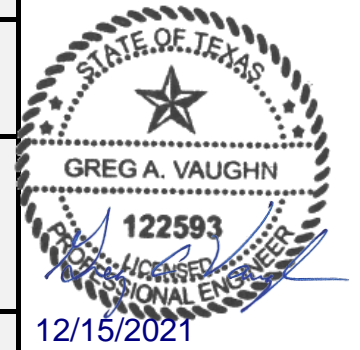
C-2	1	LS	Removal and disposal of existing vertical turbine pumps, motors, discharge heads, pump cans, and related appurtenances as indicated within the drawings and designated by the Owner (specific items to be salvaged at Owner's request). Provide and install new vertical turbine pumps as indicated within the construction documents – Including motors, pumps, pump cans, fittings, piping, couplings, supports, witness and all other applicable testing and certifications, installation, field tolerance verification and adjustments, bolts, all accessories and hardware, appurtenances, and startup and testing for a complete in place installation _____ Dollars and ___ Cents.	\$
C-3	1	LS	Furnish All Process Piping, Piping Adjustments (including field cut and welding), Protective Coatings, Valves, Valve Stem Extensions and Guides, Fittings, Supports, Equipment, Flow Metering, Chemical Metering, Analytical Gauges, Transmitters, Transducers, Controls, Equipment Enclosures, and Appurtenances furnished and installed for a complete in place installation. Provide all necessary labor, materials, testing, and equipment for _____ Dollars and Cents.	\$
C-4	1	LS	Furnish all buried concrete vaults, manholes and access lids and/or hatches, labor, materials, equipment, appurtenances, and all applicable backfill and encasement material necessary furnished and installed for a complete in place installation for _____ Dollars and ___ Cents.	\$
C-5	1	LS	Furnish all necessary yard piping labor, materials, and equipment necessary to excavate, modify, remove, cut, weld, patch, and connect new and existing facilities. Provide all necessary encasement and backfill materials, hardware, fittings, piping, supports, protective coatings, and appurtenances for a complete in place installation for _____ Dollars and ___ Cents.	\$
C-6	1	LS	Electrical, Fire Alarm, and Communications Equipment furnished and installed. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for _____ Dollars and ___ Cents.	\$
C-7	1	LS	A Complete Building as indicated within the construction documents for Pump Station 1 including structural foundations, architectural, mechanical, and plumbing. Provide all necessary labor, materials, testing, and equipment for _____ Dollars and Cents.	\$
C-8	1	LS	Furnish all additional concrete paving relating to PS-1 work, including all walkways, site paving, vehicular access drives, including parking, and all temporary concrete or other flexible based roadways. Provide all necessary labor, materials, testing and equipment for _____ Dollars and ___ Cents.	\$
C-9	1	LS	Furnish a traveling bridge crane suitable for installation at Pump Station Building No. 1 conforming to the Construction Documents. Provide all materials, labor, and testing necessary for a complete in place installation for _____ Dollars and ___ Cents.	\$
C-10	1	LS	Furnish all site work material, labor, and equipment necessary to remove, replace, adjust, and re-route existing storm drain facilities. Provide all necessary excavation, trenching, shoring, piling, dewatering, grading, disposal, backfilling, select fill, flowable fill, hauling, equipment, labor, material, testing, and appurtenances for a complete in place installation for _____ Dollars and ___ Cents.	\$
D	CONSTRUCTION PHASE 3 & 4 – PUMP STATION NO. 2 IMPROVEMENTS			
D-1	1	LS	Demolition, Abandonment, and Proper Disposal of all Items Noted in the Demolition Drawings. Provide all necessary labor, materials, and equipment for _____ Dollars and ___ Cents.	\$

\$	1,299,845	\$	1,870,800		
\$	754,138	\$	408,800		
\$	209,300	\$	123,400		
\$	500,000	\$	709,900		
\$	2,715,724	\$	3,856,100		
\$	948,763	\$	1,836,200		
\$	30,000	\$	57,400		
\$	52,325	\$	136,700		
\$	20,000	\$	28,600		
\$	44,850	\$	107,400		



D-2	1	LS	Furnish all Process Piping, Piping Adjustments (including field cut and welding), Protective Coatings, Pump Discharge Heads, Valves, Valve Stem Extensions and Guides, Fittings, Supports, Equipment, Flow Metering, Chemical Metering, Analytical Gauges, Transmitters, Transducers, Controls, Equipment Enclosures, and all necessary Appurtenances furnished and installed. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for Dollars and__Cents.	\$
D-3	1	LS	Furnish all buried concrete vaults, manholes and access lids and/or hatches (including vault coverings), appurtenances, and all applicable backfill and encasement material necessary. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for Dollars and__Cents.	\$
D-4	1	LS	Furnish all necessary yard piping labor, materials, and equipment necessary to excavate, modify, remove, cut, weld, patch, and connect new and existing facilities. Provide all necessary encasement and backfill materials, hardware, fittings, piping, supports, protective coatings, and appurtenances for a complete in place installation for Dollars and__Cents.	\$
D-5	1	LS	Electrical, Fire Alarm, and Communications Equipment furnished and installed. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for Dollars and__Cents.	\$
D-6	1	LS	A Complete Building Expansion as indicated within the construction documents for Pump Station 2 including structural foundations, architectural, mechanical, and plumbing furnished and installed. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for _____Dollars and__Cents.	\$
D-7	1	LS	Furnish all additional concrete paving relating to PS-2 work, including all walkways, site paving, vehicular access drives, including parking, and all temporary concrete or other flexible based roadways. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for _____Dollars and__Cents.	\$
D-8	1	LS	Furnish a traveling bridge crane suitable for installation at Pump Station Building No. 2 conforming to the Construction Documents. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for __Dollars and____Cents.	\$
D-9	1	LS	Furnish all site work material, labor, and equipment necessary to remove, replace, adjust, and re-route existing storm drain facilities. Provide all necessary excavation, trenching, shoring, piling, dewatering, grading, disposal, backfilling, select fill, flowable fill, hauling, and appurtenances. Provide all materials, labor, equipment, and testing necessary for a complete in place installation for __Dollars and Cents.	\$
Item A Total (Items A1-A8) Amount				\$
Item B Total (Items B1-B2) Amount				\$
Item C Total (Items C1-C10) Amount				\$
Item D Total (Items D1-D9) Amount				\$
TOTAL BASE PROPOSAL (ITEMS A+B+C+D) AMOUNT				\$

\$	993,999	\$	495,200		
\$	676,000	\$	251,700		
\$	582,375	\$	881,900		
\$	1,162,425	\$	1,235,700		
\$	1,258,853	\$	1,603,900		
\$	60,000	\$	44,500		
\$	74,750	\$	111,400		
\$	50,000	\$	40,300		
\$	1,796,190	\$	2,080,800	\$	-
\$	612,963	\$	1,754,900	\$	-
\$	6,559,995	\$	9,224,300	\$	-
\$	4,903,252	\$	4,772,000	\$	-
\$	13,872,400	\$	17,832,000	\$	-



ADD ALTERNATES SCHEDULE - TABLE 2

McKINNEY RANCH PUMP STATION IMPROVEMENTS			
PROJECT NO.: WA1626			
BID NO.: 21-64CSP			
CONTRACT PROPOSAL SCHEDULE			
Item No.	Approximate Quantity	Description of Item with Proposal Price Written in Words	Amount Proposal
A OVERALL PUMP STATION IMPROVEMENTS			
E-1A	1	LS Prime Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required for a complete in place installation, not including work listed in Item No. E-1B for Dollars and zero Cents.	\$
E-1B	1	LS Prime Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required to modify the existing Wunderware top end and provide a cellular radio as specified for Dollars and zero Cents.	\$
E-2A	1	LS RLC Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required for a complete in place installation, not including work listed in Item No. E-2B for Dollars and zero Cents.	\$
E-2B	1	LS RLC Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required to modify the existing Wunderware top end and provide a cellular radio as specified for Dollars and zero Cents.	\$
E-3A	1	LS TESCO Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required for a complete in place installation, not including work listed in Item No. E-3B for Dollars and zero Cents.	\$
E-3B	1	LS TESCO Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required to modify the existing Wunderware top end and provide a cellular radio as specified for Dollars and zero Cents.	\$
E-4A	1	LS Wheco Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required for a complete in place installation, not including work listed in Item No. E-4B for Dollars and zero Cents.	\$
E-4B	1	LS Wheco Controls provides all Integrator labor, materials, equipment, permits and licensing coordination with Owner, and all necessary appurtenances required to modify the existing Wunderware top end and provide a cellular radio as specified for Dollars and zero Cents.	\$
PRIME (Items E-1A + E-1B) Total + (BASE BID TOTAL) Amount			\$
RLC (Items E-2A + E-2B) Total (BASE BID TOTAL) Amount			\$
TESCO (Items E-3A + E-3B) Total (BASE BID TOTAL) Amount			\$
WHECO (Items E-4A + E-4B) Total (BASE BID TOTAL) Amount			\$

Proposer Bid Tabulation - Table 2

Engineer's OPCC	Bidder No. 1	Bidder No. 2	Bidder No. 3
LAN	Archer Western		
N/A	\$ 204,611		
N/A	\$ 40,860		
N/A	\$ 162,000		
N/A	\$ 7,400		
N/A	\$ 240,000		
N/A	\$ 5,000		
N/A	\$ 244,000		
N/A	\$ 20,000		
\$ -	\$ 18,034,860	\$ -	\$ -
\$ -	\$ 18,001,400	\$ -	\$ -
\$ -	\$ 18,077,000	\$ -	\$ -
\$ -	\$ 18,096,000	\$ -	\$ -

