



18-005

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Garney Companies, Inc. for the Construction of the WA8132 - Redbud Pump Station Site Development Project

**COUNCIL GOAL:** Direction for Strategic Growth

**MEETING DATE:** January 2, 2018

**DEPARTMENT:** Development Services / Engineering

**CONTACT:** Nick Ataie, PE, Engineering CIP Manager  
Paul Tucker, PE, Senior Utility Engineer

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract and all necessary change orders with Garney Companies, Inc. for the construction of the WA8132 - Redbud Pump Station Site Development and NTWMD Meter Projects for a total contract amount not to exceed \$24,548,350.

**BACKGROUND INFORMATION:**

- Per the 2012-2013 Water Master Plan, the new pump station facility is needed to provide additional pumping and storage capacity for the growing City population and businesses.
- The City has committed to CH-B Trinity Falls, LP, to use its best efforts to implement the design, construction and make operational the Redbud Pump Station.
- Redbud Pump Station will be the fourth delivery point for North Texas Municipal Water District (NTMWD), the City's water provider.
- The pump station will have an initial capacity of approximately 20 Million Gallons per Day (MGD) for the 794 Service Area and 20 MGD for the 850 Service Area.

The pump station is master planned for an ultimate total capacity of 60 MGD for the 794 Service Area and 50 MGD for the 850 Service Area for a future ultimate capacity of 110 MGD.

- One 8 MG of ground water storage tank will be constructed to provide water storage for the pumps and provide for three future 10 MG ground water storage tanks that were included as a part of the Site Plan that was approved by City Council on December 5, 2017.
- The 794 Service Area is primarily east of US 75. This Service Area is served by the existing Gerrish Pump Station located on Gerrish Street. Initially, Redbud Pump Station will serve as a supplemental pump station for the 794 Service Area. As the 794 Service Area develops Redbud Pump Station will become the largest pump station and Gerrish Pump Station will become the supplemental pump station.
- The 850 Service Area is primarily west of US 75 and runs north/south along the midsection of the City. The Redbud Pump Station will serve primarily the portion of the 850 Service Area that is north of US 380 along with the existing University Pump Station.
- The pump station will provide water supply to future developments in the Northwest Sector of the City.
- Freese and Nichols, Inc. prepared the construction plans for this project.
- On Friday, November 17, 2017 the Purchasing Department opened the Request for Competitive Sealed Proposals (RFCSP) for the project. Six (6) Competitive Sealed Proposals were received for 17-03RFCSP.
- The RFCSP evaluation process was selected to offer the City the opportunity to evaluate the potential contractors due to the complexity and overall size of project. The various components of the project include an 8.0 MG ground storage tank, chemical feed building, large and small emergency backup generators, and pump station building. The pump station building will contain a pump room, electrical room, supervisory control and data acquisition (SCADA) control room, office spaces, and break/conference room.
- An evaluation team comprised of three City employees and one employee from Freese and Nichols reviewed and ranked the proposals based on the following criteria:
  - 50 Points: Proposal Price
  - 25 Points: Contractor Qualifications
  - 25 Points: Project Approach and Schedule
  - Pass/Fail: Bonding Capacity
- The following is a summary of the bid cost components:

<b>Bidder</b>	<b>Redbud Pump Station and 8.0 MG Ground Storage Tank (A)</b>	<b>NTMWD Meter and Flow Control Facility at McKinney No. 4 (B)</b>	<b>Base Bid (A)+(B)</b>	<b>Additive Alternate Bid (C)</b>
Garney Companies, Inc.	\$21,177,100	\$1,977,000	<b>\$23,154,100</b>	\$818,000
Crescent Constructors, Inc.	\$21,763,000	\$1,500,000	<b>\$23,263,000</b>	\$570,000
Eagle Contracting, L.P.	\$20,823,000	\$2,574,000	<b>\$23,397,000</b>	\$754,800
Archer Western Construction, LLC	\$21,754,700	\$1,862,000	<b>\$23,616,700</b>	\$827,600
Brunel Industrial & Pipeline Services	\$20,617,614	\$3,370,250	<b>\$23,987,864</b>	\$946,000
COBRA-CYMI JV	\$22,139,000	\$3,000,000	<b>\$25,139,000</b>	\$1,116,500

- The North Texas Municipal Water District (NTMWD) Meter and Flow Control Facility at McKinney No. 4 bid item (Item B) was included in the competitive bid documents for the Redbud Pump Station Site Development project to afford NTMWD and the City an opportunity to coordinate the construction of the two projects thereby avoiding conflicts and confusion on building materials, completion schedules, and operational startups.
  - An Interlocal Agreement (ILA) between the City and North Texas Municipal Water District (NTMWD) was approved by City Council on August 15, 2017. The ILA requires NTMWD to escrow 125% of the NTMWD Meter Vault bid item (Item B). NTMWD is seeking approval to escrow this amount with the City at their January 25<sup>th</sup>, 2018 Board Meeting. If NTMWD decides not to deposit the escrow amount with the City then the NTMWD Meter Vault Bid Item will be deducted from the Contract with Garney Companies, Inc., and the not to exceed contract amount will be reduced accordingly. The executed ILA is included as an attachment to this item.
  - The Additive Alternate bid item (Item C) was to obtain pricing on backup generator with Tier IV emission standards versus the standard Tier II emission standards. A generator for emergency backup power is required to have Tier II emissions standards. The additive alternate will not be included with the construction project due to the higher than anticipated costs.
  - The following is a summary of the overall bid scoring:
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<b>Bidder</b>	<b>Base Bid Proposal (50 pts)</b>	<b>Contractor Qualifications (25 pts)</b>	<b>Project Approach &amp; Schedule (25 pts)</b>	<b>Overall Score</b>
Garney Companies, Inc.	50.0	24.25	23.25	<b>97.50</b>
Crescent Constructors, Inc.	49.8	14.00	18.25	<b>82.05</b>
Eagle Contracting, L.P.	49.5	17.75	15.50	<b>82.75</b>
Archer Western Construction, LLC	49.0	19.75	22.50	<b>91.25</b>
Brunel Industrial & Pipeline Services	48.3	9.25	6.25	<b>63.80</b>
COBRA-CYMI JV	46.1	13.25	15.00	<b>74.35</b>

- Garney Companies, Inc. submitted the lowest based bid (A + B) and scored the highest in the categories of contractor qualifications, project approach and schedule.
- Although Brunel Industrial & Pipeline Services submitted the lowest bid for Item A, Redbud Pump Station and Storage Tank, they were scored considerably less qualified by the project team based on past experience, project approach, and project schedule.
- Garney Companies, Inc. submitted references and qualifications that were evaluated in accordance with the bid specifications as shown in the attached Letter of Recommendation dated December 7, 2017.
- The contract documents require that this project be substantially completed within 450 calendar days and after issuance of the Notice to Proceed, which is expected in February, 2018. Construction is expected to be substantially complete by May, 2019. An additional 60 calendar days are allowed to reach final completion. Final completion is expected in July, 2019.
- The evaluation team recommends awarding Garney Companies, Inc. the construction contract for the Redbud Pump Station and the NTWMD Meter Vault projects.

#### **FINANCIAL SUMMARY:**

- This Resolution authorizes a contract and all necessary change orders with Garney Companies, Inc. for an amount not to exceed \$24,548,350.
  - Redbud Pump Station and 8.0 MG Ground Storage Tank, Bid Items A1 through A10 for a subtotal of an amount not to exceed of \$22,077,100.
  - NTMWD Meter and Flow Control Facility at McKinney No. 4, Bid Item B1 for a subtotal of an amount not to exceed of \$2,471,250.

- Funds are available in the Capital Improvements Program in WA8132.
- With approval of this item, \$176,650 will remain in WA8132. Upon City's receipt of the escrow amount from NTMWD or NTMWD's decision not to participate in the construction project and the processing of a deductive change order therefore, \$ 2,647,900 will remain in WA8132.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)

[Location Map](#)

[Garney-Supplemental Information Requested](#)

[Recommendation of Award](#)

[ILA with NTMWD](#)