



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 21-0918 **Name:** Wilmeth and Independence EST Maintenance Contract  
**Type:** Resolution **Status:** Consent Item  
**In control:** City Council Regular Meeting  
**On agenda:** 10/19/2021 **Final action:**  
**Title:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with J.R. Stelzer Company for the Wilmeth Water Storage Tank Maintenance Project

**Indexes:**

**Attachments:** 1. Resolution, 2. Recommendation of Award, 3. Location Map - Independence, 4. Location Map - Wilmeth

| Date       | Ver. | Action By                    | Action   | Result |
|------------|------|------------------------------|----------|--------|
| 10/19/2021 | 1    | City Council Regular Meeting | Approved | Pass   |

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with J.R. Stelzer Company for the Wilmeth Water Storage Tank Maintenance Project

**COUNCIL GOAL:** Operational Excellence  
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

**MEETING DATE:** October 19, 2021

**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 J.R. Stelzer Company for the Wilmeth Water Storage Tank Maintenance Project (CIP Project WA1851) for a total contract amount not to exceed \$1,120,000.

**BACKGROUND INFORMATION:**

- The Engineering Department in collaboration with the Public Works Department schedules and facilitates major routine maintenance to the City's water storage tanks which is included in the annual Capital Improvement Plan (CIP).
- The existing 2.0 Million Gallon (MG) Wilmeth Elevated Storage Tank is located near Wilmeth

Road and County Road 943 serves the 850 pressure plane of the City's water distribution system.

- The Wilmeth Elevated Storage Tank was field inspected on April 8, 2020, and the results of the inspection were provided to the Engineering Department in the Final Report dated May 11, 2020. This final report served as the basis for the preparation of the plans and specifications for the Wilmeth Water Storage Tank Maintenance Project.
- The major finding of the inspection process is the need to permanently repair identified cracked weld seams near the inlet pipe and tank drain line that would leak mainly during hot weather days due to expansion of the steel plates. These were temporarily patched on April 20, 2020.
- A secondary finding related to the repair of approximately 25 dime to quarter size pits in the floor plate, and repaint the interior and exterior of the elevated steel tank. The existing paint coatings will be removed by a blasting process. To protect the site and adjacent properties, a containment shroud will be erected to enclose the exterior of the tank while blasting and painting processes are taking place.
- Other miscellaneous repairs include, replacing the internal mixing system, interior light bulb conversion to led, replacement of roof obstruction light, sealing wall and roof penetrations open to the environment, replacing the water quality monitoring system piping, sump pump replacement, and site fence improvements.
- The existing 3.0 Million Gallon (MG) Independence Elevated Storage Tank is located near Westridge Boulevard and Independence Parkway serves the 920 pressure plane of the City's water distribution system.
- The maintenance improvements for this tank are limited to improving the internal mixing system to maintain high water quality levels.
- Birkhoff, Hendricks, & Carter, LLP. prepared the construction plans and specifications for this project.
- The City issued a request for proposals (21-61CSP) to solicit responses from qualified contractors for the construction of Wilmeth Water Storage Tank Maintenance Project (WA1851)
  - Advertised in the McKinney Courier Gazette and Celina Record
  - Posted on McKinney TV
  - 1,026 matching eBid Supplier Notifications which included 40 historically underutilized businesses (HUB) suppliers.
- Out of 1,026 supplier notifications, five (5) competitive sealed proposals were received and opened by Procurement Services on Thursday, September 16, 2021.
- The CSP evaluation process was selected to offer the City the opportunity to evaluate the potential contractors due to the complexity of the project.
- An evaluation team comprised of two City employees and one employee from Birkhoff,

Hendricks, & Carter, LLP. reviewed and ranked the proposals based on the following criteria:

- 20 Points: Proposer's Narrative Approach to Project
- 30 Points: Contractor's Qualifications
- 40 Points: Base Bid Proposal Price
- 10 Points: Contractor Safety Record
- The following is a summary of the bid cost:

| <b>Bidder</b>                        | <b>Base Bid Proposal</b> |
|--------------------------------------|--------------------------|
| J.R. Stelzer Co.                     | \$970,161                |
| Viking Industrial Painting L.L.C.    | \$1,188,310              |
| A&M Construction and Utilities, Inc. | \$1,408,604              |
| N.G. Painting L.P.                   | \$1,499,660              |
| TMI Coatings, Inc.                   | \$1,918,640              |

- The following is a summary of the overall bid scoring:

| <b>Bidder</b>                        | <b>Proposer's Narrative Approach to Project (20 Pts)</b> | <b>Contractor's Qualifications (30 pts)</b> | <b>Base Bid Proposal Price (40 Pts)</b> | <b>Contractor Safety Record (10 pts)</b> | <b>Overall Points (100 pts)</b> |
|--------------------------------------|--|---|---|--|---------------------------------|
| J.R. Stelzer Co.                     | 19.33  | 29.33                                       | 40.00                                   | 2.20                                     | <b>90.86</b>                    |
| Viking Industrial Painting L.L.C.    | 15.67  | 25.83                                       | 32.60                                   | 0.00                                     | <b>74.10</b>                    |
| TMI Coatings, Inc.                   | 16.67  | 25.67                                       | 22.20                                   | 0.00                                     | <b>64.54</b>                    |
| N.G. Painting L.P.                   | 8.00   | 26.17                                       | 26.80                                   | 0.00                                     | <b>60.97</b>                    |
| A&M Construction and Utilities, Inc. | 0.00   | 18.50                                       | 27.50                                   | 0.00                                     | <b>46.00</b>                    |

- J.R. Stelzer Company submitted the lowest based bid and scored the highest in the categories of contractor qualifications and project approach.
- J.R. Stelzer Company submitted references and qualifications that were evaluated in accordance with the bid specifications as shown in the attached Letter of Recommendation dated October 5, 2021. J.R. Stelzer also recently performed similar work successfully at the city's elevated storage tank located along Virginia Parkway just west of Custer Road.
- The contract documents require that this project be substantially completed within 150 calendar days and after issuance of the Notice to Proceed, which is expected in November

2021. Construction is expected to be substantially complete by April 2022. An additional 30 calendar days are allowed to reach final completion. Final completion is expected in May 2022.

- The evaluation team recommends awarding J.R. Stelzer Company the construction contract for the Wilmeth Water Storage Tank Maintenance project.

**FINANCIAL SUMMARY:**

- This Resolution authorizes a contract and all necessary change orders with J.R. Stelzer Company for an amount not to exceed \$1,120,000.
- Funds are available in the Capital Improvements Program in WA1851.
- With approval of this item, \$130,000 will remain in WA1851.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A