



AGENDA MEMORANDUM

Action Item for the City Council Meeting of December 14, 2021

DATE: December 14, 2021

TO: Peter Zaroni, City Manager

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<p style="text-align: center;"><u>Construction Contract Award</u> Holly and Rand Morgan Elevated Storage Tanks Implementation</p>

CAPTION:

Motion awarding a construction contract to Associated Construction Partners, Ltd, Boerne, Texas, for the installation of control valves and pumps at the Holly and Rand Morgan Elevated Storage Tanks in an amount of \$4,669,500.00, located in Council Districts 1 and 5, with FY 2022 funding available from the Water Capital Fund.

SUMMARY:

This motion approves a construction contract for the Holly and Rand Morgan Elevated Storage Tanks Implementation Project. The construction includes installation of control valves and pumps to fill the tanks without over-pressurization of the distribution system when bringing the new elevated storage tanks on-line.

BACKGROUND AND FINDINGS:

In 2010, the Texas Commission on Environmental Quality (TCEQ) issued a notice to the City that it did not have the required elevated storage volume of 100 gallons/connection. In June 2012, the TCEQ approved the City's Alternative Capacity Requirement (ACR) Implementation Plan. As part of the implementation plan, the Holly and Rand Morgan elevated storage tanks (EST) were constructed in 2018 to meet the required storage volume. The City attempted to bring the ESTs into service but experienced multiple waterline breaks throughout the system when filled to one-third capacity. Consequently, filling of the tanks was stopped and the ESTs were removed from service as the new pressure was too high for the older water mains.

In June 2020, CP&Y Inc. conducted a study for the City to determine how to bring the two newly constructed ESTs into service. The study recommended control valves and pumps at each of the tanks to allow the tanks to be placed into service without over-pressurizing the distribution system.

This project scope includes the listed critical upgrades to bring the two ESTs into service.

Rand Morgan Elevated Storage Tank

- Demolition of pipe, valves, and appurtenances.
- Site/Civil work includes relocated perimeter fence, a new flex-base drive, grading and drainage to accommodate the new work.
- Work includes construction of a new electrical building with pump foundations along with the installation of new pumps, electronic control valve, and the associated piping and isolation valves. Work also includes the associated electrical, instrumentation, and SCADA integration.

Holly Elevated Storage Tank

- Demolition of pipe, valves, and appurtenances.
- Site/Civil work includes relocated perimeter fence, a new flex-base drive, grading and drainage to accommodate the new work.
- Interior work at the existing electrical room includes a modified layout and the installation of new electronic control valve, pumps, piping, and isolation valves. Work also includes the associated electrical, instrumentation, and SCADA integration.

PROJECT TIMELINE:

2021			2022	
March - September	O	N	D	January - May
Design	Bid/ Award			Construction

Project schedule reflects City Council award in December 2021 with anticipated completion in May 2022.

COMPETITIVE SOLICITATION PROCESS

The Contracts and Procurement Department issued a Request for Bids. On November 17, 2021, the City received bids from one bidder. The City analyzed the bid in accordance with the contract documents and determined Associated Construction Partners, Ltd, is the lowest responsive and responsible bidder. A summary of the bids is provided below:

BID SUMMARY	
CONTRACTOR	BASE BID
Associated Construction Partners, Ltd	\$4,669,500.00
<i>Engineer's Opinion of Probable Construction Cost</i>	<i>\$3,440,880.00</i>

Associated Construction Partners, Ltd, has successfully completed numerous City utility

projects including Wesley Seale Dam Outlet Rehab, Lift Station Repairs Citywide, and Staples Street Pump Station Improvements.

ALTERNATIVES:

The alternative is to not award the construction contract to the low-bidder, Associated Construction Partners, Ltd. This would delay placing the Holly Road EST and the Rand Morgan EST into service. It would also impact the City's ability to comply with the ACR Implementation Plan timeline potentially resulting in TCEQ fines.

FISCAL IMPACT:

The fiscal impact in FY 2022 is an amount of \$4,669,500.00 with funding available from the Water Capital Fund.

FUNDING DETAIL:

Fund: **Water 2021 CIP (Fund 4484)**
Mission Elem: Water Treatment (062)
Project: Holly and Rand Morgan Elevated Storage Tanks Implementation
(20267): Reference project E16290 in the FY21-22 CIP.
Account: Construction (550910)
Activity: 20267-4484-EXP
Amount \$4,669,500.00

RECOMMENDATION:

Staff recommends awarding a construction contract for the Holly and Rand Morgan Elevated Storage Tank Implementation Project to Associated Construction Partners, Ltd, in the amount of \$4,669,500.00. The construction duration is planned for five months from issuance of the Notice to Proceed with construction starting in January 2022.

LIST OF SUPPORTING DOCUMENTS:

Location and Vicinity Map
Bid Tab
CIP Page