



Legislation Text

File #: 23-1219, **Version:** 1

STRATEGIC PRIORITY: Transportation & Infrastructure
AGENDA DATE: June 28, 2023
COUNCIL DISTRICT(S): 6, 7, 9, 10, 12, Outside City Limits
DEPARTMENT: Water Utilities Department
EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Freese and Nichols, Inc. to provide additional construction management services for improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, several pumping facilities and an elevated water tank - Not to exceed \$4,880,099.00, from \$15,897,607.00 to \$20,777,706.00 - Financing: Water Capital Improvement F Fund

BACKGROUND

As initially authorized by the City Council on June 12, 2019, this contract provides construction management services for water quality improvements at the East Side and Elm Fork Water Treatment Plant, major maintenance at the Bachman Water Treatment Plant, and improvements at water storage and pumping facilities. Each project is critical to the mission of providing clean drinking water for the customers of the City of Dallas. It is imperative that these projects are managed and constructed with the utmost regard to cost, schedule, and quality control. The construction management contract ensures that these goals are met by providing complete construction management and integrated inspection services. Under the contract terms, the construction management firm acts as the City's representative and augments City staff to provide planning and coordination of all construction activities for these projects.

Supplemental Agreement No. 1 was authorized on March 24, 2021 to extend services provided by the construction manager under this contract for approximately one year. Supplemental Agreement No. 2, authorized on May 11, 2022, extended services provided by the construction manager an additional year. This action will authorize Supplemental Agreement No. 3 to extend services provided by the construction manager through July 2024. The original contract was set up for a duration of three years with the option of extending additional years. Future supplemental agreements were anticipated to provide contract capacity and budget the services over several years.

Construction management services are critical to efficiently schedule and stage simultaneous and complex construction activities of multiple contractors and vendors. The construction management firm will continue to be responsible for assuring that all work is accomplished in accordance with plans and specifications, assist the City in reviewing and negotiating change orders, aid in resolution of construction conflicts, provide schedule and budget evaluations, value engineering, constructability reviews, and monitor the quality of construction. This approach ensures that all construction activities are coordinated in a manner that treatment plant and conveyance infrastructure have sufficient capacity to meet daily needs.

ESTIMATED SCHEDULE OF PROJECT

Began Construction Services June 2019
Complete Construction Services July 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 12, 2019, the City Council authorized a professional services contract with Freese and Nichols, Inc. to provide construction management services for construction contracts related to improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, and the Walnut Hill Pump Station by Resolution No. 19-0908.

On March 24, 2021, the City Council authorized Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. to provide additional construction management services for improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, and several pumping facilities by Resolution No. 21-0526.

On May 11, 2022, the City Council authorized Supplemental Agreement No. 2 to the professional services contract with Freese and Nichols, Inc. to provide additional construction management services for improvements at the Elm Fork Water Treatment Plant, the East Side Water Treatment Plant, the Bachman Water Treatment Plant, and several pumping facilities by Resolution No. 22-0738.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Water Capital Improvement F Fund	\$4,880,099.00	\$0.00	\$0.00

Construction Management Services	\$ 7,042,700.00
Supplemental Agreement No. 1	\$ 4,361,813.00
Supplemental Agreement No. 2	\$ 4,493,094.00
Supplemental Agreement No. 3 (this action)	\$ <u>4,880,099.00</u>
Total Project Cost	\$20,777,706.00

<u>Council District</u>	<u>Amount</u>
6	\$ 416,418.85
7	\$ 651,786.03
9	\$ 200,000.00
10	\$ 380,208.51
12	\$ 362,103.35
Outside	<u>\$2,869,582.26</u>
Total	\$4,880,099.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$4,880,099.00	Architecture & Engineering	25.66%*
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
45.63%	45.63%	\$2,226,764.44
• *This item reflects previous Business Inclusion and Development M/WNE Policy		
• This contract exceeds the M/WBE goal.		
• Supplemental Agreement No. 3 - 46.19% Overall M/WBE Participation		
• Freese and Nichols, Inc. - Local/Non-local; Workforce - 37.10% Local		

OWNER

Freese and Nichols, Inc.

Brian C. Coltharp, P.E., Chief Executive Officer

MAPS

Attached