



Legislation Text

File #: 23-2849, Version: 1

STRATEGIC PRIORITY: Transportation & Infrastructure

AGENDA DATE: December 13, 2023

COUNCIL DISTRICT(S): 9, 10

DEPARTMENT: Water Utilities Department

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a construction services contract for the installation of a 2.0-million-gallon elevated water storage tank, 20-inch diameter electrically operated butterfly valve and vault, and a 30-inch diameter electrically operated butterfly valve and vault - Landmark Structures, I LP, lowest responsible bidder of two - Not to exceed \$16,790,000.00 - Financing: Water Capital Improvement F Fund

BACKGROUND

The City of Dallas Water Utilities (DWU) Department provides drinking water and fire flow protection to approximately 2.4 million people in the City of Dallas and 23 customer cities. DWU's water delivery system consists of 22 pump stations, 21 storage tanks, 18 pressure planes, and over 5,000 miles of pipeline infrastructure. DWU has evaluated the condition and long-term needs of its infrastructure through master planning and condition assessment efforts and identified key facilities and equipment that need to be rehabilitated or replaced. The existing Garland Road elevated water tank is one of those critical pieces of infrastructure that was built in 1954 and has shown structural deficiencies. Because of the age and structural integrity of the tank, DWU has identified the need to build a new elevated water storage tank to replace the existing tank located at 2523 Costa Mesa Drive.

The elevated water tank provides potable water storage for the East High-Pressure Zone, which includes an area generally bounded by Northwest Highway, Lyndon B. Johnson Freeway, Scyene Road and White Rock Lake/East Gand Avenue. It is the only elevated tank in the East High-Pressure Zone serving east Dallas and continued service is critical to the overall water delivery system. The facility was identified for replacement in master planning efforts and a new tank will improve service reliability including peak flow demands necessary for fire protection and customer demand. An engineering evaluation and design have been completed and a new elevated water tank was recommended at 205 Executive Drive after considering 10 sites including the existing tank location. The existing site does not allow for the current tank to remain in service during construction due to space limitations and is not the most suitable location for an elevated tank due to the residential neighborhood. 205 Executive Drive was recommended as the site for the new tank due to adequate space for current and future needs, commercial location with minimal community impact, access to

major streets and existing water infrastructure, and preferred ground elevation. The property was acquired following council approval on August 28, 2019.

This action will authorize a construction services contract with Landmark Structures, I LP for the construction of a 2.0-million-gallon elevated water storage tank at 205 Executive Drive. The tank is located at an undeveloped site and construction will include all needed improvements for the tank and site infrastructure including but not limited to driveway and access, security and safety fencing, yard piping, drainage improvements, and landscaping. A new 20-inch diameter electrically operated butterfly valve and vault and a 30-inch diameter electrically operated butterfly valve and vault will also be included as part of this project. The 30-inch diameter valve will be built at the corner of Northwest Highway and Audelia and will also include 319 feet of 30-inch diameter water main improvements. Overall, construction is expected to last approximately two years.

A Special Use Permit for the 205 Executive Drive site is also scheduled for approval on December 13, 2023. This item should be considered with that action.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction February 2024
Complete Construction November 2026

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 28, 2019, the City Council authorized acquisition from Independent Bank McKinney, Texas, of approximately 148,829 square feet of land located near the intersection of Jupiter Road and East Northwest Highway for the Dallas Water Utilities Water Storage Tank 205 Executive Drive Project by Resolution No. 19-820.

On October 19, 2023, the City Plan Commission approved an application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Water Capital Improvement F Fund	\$16,790,000.00	\$0.00	\$0.00

<u>Council District</u>	<u>Amount</u>
9	\$13,900,000.00
10	<u>\$ 2,890,000.00</u>
Total	\$16,790,000.00

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
\$16,790,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
4.21%	4.21%	\$707,543.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Landmark Structures I LP - Non-local; Workforce - 0.6% Local		

PROCUREMENT INFORMATION

The following two bids with quotes were opened on July 28, 2023:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Landmark Structures, I LP 1665 Harmon Road Fort Worth, TX 76177	\$16,790,000.00
Phoenix Fabricators and Erectors, LLC	\$17,070,930.00

OWNER

Landmark Structures I, LP

Landmark Structures Management LLC

Christopher Lamon, Chief Executive Officer

MAPS

Attached