



## Legislation Text

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**File #:** 23-5677, **Version:** 1

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Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract with Archer Western Construction, LLC., for the Bud Ervin Water Treatment Plant Phase V Expansion (Utility Fund)

Consider the award and authorization of funding.

The award of a Construction Manager at Risk (CMAR) Contract with Archer Western Construction, LLC, for pre-construction services on the Bud Ervin Water Treatment Plant Phase V Expansion.

The existing treatment capacity of the Bud Ervin Water Treatment Plant is rated for 45 MGD. Operating trends and regulatory requirements indicate additional treatment capacity is needed for the City of Mansfield to meet new growth demands. The Bud Ervin Water Treatment Plant is designed to meet an ultimate capacity of 60 MGD. Membrane technology improvements may allow treatment capacity improvements up to 75 MGD utilizing the existing treatment infrastructure and distribution system.

A Resolution authorizing Plummer Associates to design the Bud Ervin Water Treatment Plant Phase V Expansion was passed on January 23, 2023 (RE-3972-23). The scope of this contract includes the engineering design services to expand the treatment capacity of the Bud Ervin Water Treatment Plant up to 75 million gallons per day (MGD). The scope also includes assistance to evaluate and recommend section of the CMAR.

A Resolution determining the Construction Manager at Risk (CMAR) delivery method to provide best value for the construction of the Bud Ervin Water Treatment Plant Phase V Expansion was passed on January 23, 2023 (RE-3972-23).

A request for proposal to provide CMAR services was issued and advertised on July 10, 2023. The proposals were received September 5, 2023. The City staff and Plummer Associates have evaluated the qualified proposals submitted and are recommending award to Archer Western Construction, LLC.

The Archer Western Construction, LLC proposal includes \$393,400.00 for pre-construction phase services to be funded from the Utility Fund. The CMAR will deliver a guaranteed maximum price (GMP) for construction during this phase. The Archer Western Construction, LLC proposal also includes a construction phase monthly fee to manage the project when construction activities begin. The construction phase is estimated to be 20 months (November 2024 to July 2026) with the CMAR monthly fee of \$175,000.00 not to begin until construction crews mobilize at the project site. Additionally, a construction service fee will be charged as a percentage of the cost of work equal to 8%. The originally proposed percentage was 9.54%. However, the construction service has been re-negotiated to 8.0%. The monthly CMAR construction phase fee and construction service fees are not funded under this request. These fees will be funded when construction begins.

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utilizing the existing treatment infrastructure and distribution system.

The existing Pall membranes were put into service in 2010 with an estimated life expectancy of 10 years when operated at full capacity. While the existing membranes have been thoroughly maintained and operated at less than maximum capacity, replacement of existing membranes is recommended for continued drinking water treatment and production reliability. Further, existing membrane replacement is required for expansion to another membrane technology and manufacturer if selected.

This project is identified as Project No. 28 in the 2019 Water/Wastewater Master Plan.

The Executive Director of Public Works will be in attendance at the meeting to answer Council's questions regarding the proposed funding and contracts.

Utility Fund.

Luke Goralski, Project Engineer, Engineering Department, 817-276-4234.