

MEETING DATE/TYPE: VOTING MEETING 1-22-19

DEPARTMENT: Public Works

AGENDA ITEM: Award of City Contract No. 2019-160 to Water Works Engineers, LLC for Engineering and Design Services for the Water Production Facility and Intermediate Pump Station Project in the amount of \$2,277,072.00; and Award of City Contract No. 2019-161 to Fann Environmental/Fann Contracting Joint Venture (FE/FC) for CMAR Services for the Water Production Facility and Intermediate Pump Station Project in the amount of \$324,585.00. Funding is available in the Water Fund.

FUNDING SOURCE: Water Fund

Approved By: Michael Lamar, City Manager

Item Summary

This item is to award City Contract No. 2019-160 to Water Works Engineers, LLC for Engineering and Design Services for the Water Production and Intermediate Pump Station Project in the amount of \$2,277,072.00; and to award City Contract No. 2019-161 to Fann Environmental/Fann Contracting Joint Venture (FE/FC) for Pre-Construction Construction Manager at Risk (CMAR) Services for the Project in the amount of \$324,585.00.

Background

The City of Prescott Water Production Facility (WPF) located in the Town of Chino Valley, is the City's primary source for domestic water production. The WPF accepts water from five production wells around Chino Valley and then pumps the water to the City's north tanks located at Douglas Avenue and Willow Creek Road. Some of the infrastructure at the WPF was originally built in the 1940's and updates were completed to the facility throughout the years to increase capacity. This original infrastructure has exceeded its service life and has limited capacity for future demands. The two (2) existing 5-million gallon (MG) storage tanks are either new, or only in need of routine maintenance and will therefore not be a part of this project.

The new WPF will be located on the same parcel as the existing facility; the exact location to be determined during design. A new booster pump station, piping, site access and electrical improvements will be included and the existing APS electrical substation that powers the WPF and the well field be upgraded. The new WPF will have a pumping capacity of fourteen (14) million gallons per day (MGD).

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In addition to replacing the existing and aged WPF, this project will also build a new Intermediate Pump Station Facility (IPS) in the airport area to provide redundancy to the water production system by means of introducing the airport well field into the entire water system .

The IPS will include design for the Pump Station, a Zone 110 Pump Station, two (2) 5-MG storage tanks, associated electrical gear and appurtenances. The new IPS site is to be located about 1 mile west of Willow Creek Road and 1 mile north of Pioneer Parkway on currently undeveloped land within the Deep Well Ranch master planned area. The storage at the IPS will initially be 10 MG with the ability to expand to 15 MG. The IPS and the Zone 110 pump stations will have pumping capacities of 17.5 MGD and 8.4 MGD, respectively.

The locations of the project sites are shown on the attached vicinity map.

By completing the IPS project and replacing aged infrastructure at the WPF, the City will see the following benefits:

- Significant improvement in operational efficiencies and a higher level of reliability through modernized equipment.
- Main line pressure from the WPF to the IPS will be reduced by approximately half.
- Infrastructure for redundancy to the existing water production system, which will increase the overall reliability of the City's water supply system.
- Allow delivery of airport production well water to the entire water system.
- Create a new pressure zone, improve system efficiencies by combining existing pressure zones and create storage capacity near the airport to supply water to large growth areas in the north part of Prescott.
- Reduce overall pumping costs.
- Increase storage capacity required to meet fire demand and development growth needs.

The overall project will also include access design, geotechnical engineering, environmental consulting, material evaluation, equipment selection and permitting.

Procurement

Due to the magnitude and complexity of the WPF and IPS Project, the Construction Manager at Risk (CMAR) method, a qualification-based approach to construction is being utilized. This allows the contracting team to be involved with the design team of the project, which provides many important benefits. Teamwork is emphasized from the start of design with involvement of the three partners of the project, the City, Engineer (Water Works Engineers) and CMAR (FE/FC).

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Common goals and objectives are developed with emphasis on value, quality of construction and schedule. Continuous budget control is available to the owner throughout the design process with team involvement in the evaluation of costs in relation to methods and materials to be incorporated into the project. CMAR projects in general have been shown to provide higher quality construction for the best value resulting in fewer warranty issues. The team approach exemplified by the CMAR project also reduces the potential for disputes, claims and litigation.

During design the CMAR will provide a Guarantee Maximum Price (GMP) for various bid packages for construction of the project. If the negotiations are agreeable for the GMP, FE/FC and the City will agree to a contract amendment to City Contract No. 2019-161 for the construction of the project. Based on the concerns with long equipment procurement, and two different project locations, City staff anticipates three to four separate Contract Amendments and GMP's for the project.

CMAR Selection

The project was publicly advertised for request for Statement of Qualifications for both the Design consultant and CMAR Contractor on two consecutive weeks in July and August of 2018. Three (3) Statements of Qualifications were submitted for the design consultant and four (4) Statements of Qualifications for the CMAR Contractor on August 30, 2018. Pursuant to State Statutes for qualification based selection, a committee composed of staff members, a licensed contractor, and professional engineer (outside of City employment) ranked the individual firms based on their Statements of Qualifications, and interviewed the two top ranked firms for both Design and CMAR services. Water Works Engineers, LLC was selected for Design Services and Fann Environmental/Fann Contracting Joint Venture was selected for CMAR Services by the committee for the project. The scope of services was then developed and fee negotiated for each contract.

Project Schedule

Anticipated milestones for design of the Water Production Facility and Intermediate Pump Station are as follows:

Award of Contract	January 22, 2019
Notice to Proceed (NTP)	January 28, 2019
Complete Design Services	January, 2020
Anticipated Construction Completion	January, 2022

Financial Impact

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FY19 thru FY22 funding to cover these contracts and future projects costs will be available from the Water Fund. Financing from the Water Infrastructure Financing Authority of Arizona (WIFA) is being considered for debt servicing the project through low interest financing.

Attachments

1. Site Map Location Figure 1
2. WWE Scope of Work and Fee Proposal
3. Scope and Fee for Fann FE-FC CMAR Services

Recommended Action: **MOVE** to award City Contract No. 2019-160 to Water Works Engineers, LLC; and City Contract No. 2019-161 to Fann Environmental/Fann Contracting Joint Venture.