



STAFF REPORT

MEETING DATE: March 26, 2024

TITLE:

Consider action to approve Resolution No. R-2024-33 of the City Council of the City of Bastrop, Texas, approving Amendment #6 to the Task Authorization #2, of the original Professional Services Agreement with Freese and Nichols, Inc. (FNI) to provide additional construction phase services for the Simsboro Water Treatment Plant, Well Field, and Transmission Facilities project for a not to exceed amount of Five Hundred Sixteen Thousand, Nine Hundred Seventy-Five Dollars (\$516,975.00); authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

AGENDA ITEM SUBMITTED BY:

Fabiola de Carvalho, CFM, AMP MIAM, Executive Director of Engineering and Construction Management.

BACKGROUND/HISTORY:

On September 11, 2018, the City of Bastrop City Council authorized the approval of an engineering services agreement for the design and construction administration services for the Simsboro Aquifer Water Treatment Plant, Well Field and Transmission Facilities project with Freese and Nichols, Inc. (FNI).

The engineering services agreement was developed between the City and FNI in early 2020, but because of the disruptions related to COVID 19 was not executed until July 2020. At the time the agreement was developed, FNI estimated the duration of the construction phase services that included construction administration and inspection services was 16 months (69 weeks). When the agreement was executed, the City was still considering whether to utilize Construction Manager at Risk (CMAR) or design-bid-build. In September, the City made the decision to use CMAR and the engineering services agreement was amended to include CMAR procurement assistance.

Usually, an estimate of construction timeline is provided when a project is between 60-90% design completion. In this case, construction estimate was provided after the preliminary design phase, but before the 30% design submittal. The reason why an estimate of construction timeline is usually provided after 60% design completion, is because then the project alignment and construction scope, including constraints that may affect the construction timeline are better defined. When the agreement was developed and executed, the impacts of COVID and resulting labor and supply chain issues could not be anticipated. As the labor and supply chain issues worsened during the COVID 19 shut-down, project durations extended significantly, a situation which persists today.

The Construction Manager at Risk contract was executed in March 2021.

This amendment includes continuation of the construction administration and inspection services FNI has been providing to this project. The amendment will add 11 months (48 weeks) required to complete the construction of this project. The contracted construction duration is 27 months (117) weeks. Currently, the construction contract is on budget and on schedule.

As you are aware, the whole Simsboro Aquifer Water Treatment Plant, Well Field and Transmission Facilities project was split into different work packages within each GMP. GMP1 includes two work packages: the well drilling and the clearwell. The GMP2 includes four work packages: the water treatment plant equipment, the water treatment plant construction, electrical and instrumentation, and the filter and chemical buildings. The GMP3 includes four work packages: the access roads, transmission line, force main and lift station, well field piping and final grading and paving. The reason to split the project into multiple bid packages was so that bid and construction of the parts of the project needed to be completed first could be started, while the design of the rest of the project components were being finalized. The arrangement also gave the City much more control over the selection of subcontractors that specialize in the various types of construction rather than leaving those decisions to a general contractor.

Engineering and Capital Project Management and Public Works Departments are seeking your consideration and approval of this amendment so we can proceed with the construction of the Simsboro Water Treatment Plant, Well Field, and Transmission Facilities.

FISCAL IMPACT:

- Certificate of Obligation (CO) Bond Series 2021

RECOMMENDATION:

Consider action to approve Resolution No. R-2024-33 of the City Council of the City of Bastrop, Texas, approving Amendment #6 to the Task Authorization #2, of the original Professional Services Agreement with Freese and Nichols, Inc. (FNI) to provide additional construction phase services for the Simsboro Water Treatment Plant, Well Field, and Transmission Facilities project for a not to exceed amount of Five Hundred Sixteen Thousand, Nine Hundred Seventy-Five Dollars (\$516,975.00); authorizing the City Manager to execute all necessary documents; providing for a repealing clause; and establishing an effective date.

ATTACHMENTS:

- Exhibit A: Resolution No. R-2024-33
- Exhibit B: Task Order #2, Amendment #6 for additional Construction Phase Services with FNI for the Simsboro WTP