

# Award of Competitive Sealed Proposal

Burleson Westside Lift Station, Force  
Main and Gravity Sewer Project

4A Economic Development Corporation  
May 20, 2024



# Background

June 7, 2021 – Chapter 380 and Economic Development and Performance Agreement Approved

Current agreement states RA Development to manage the design and construction of proposed improvements

- Lift station to be constructed within Hooper Business Park adjacent to CR 1019
- Force Main and 21-inch gravity sewer constructed from lift station to CR 914A
- 15/18 inch gravity sewer to serve Hooper Business Park, Chisholm Summit, Craftmasters, etc.
- Lakewood Drive (currently under construction)



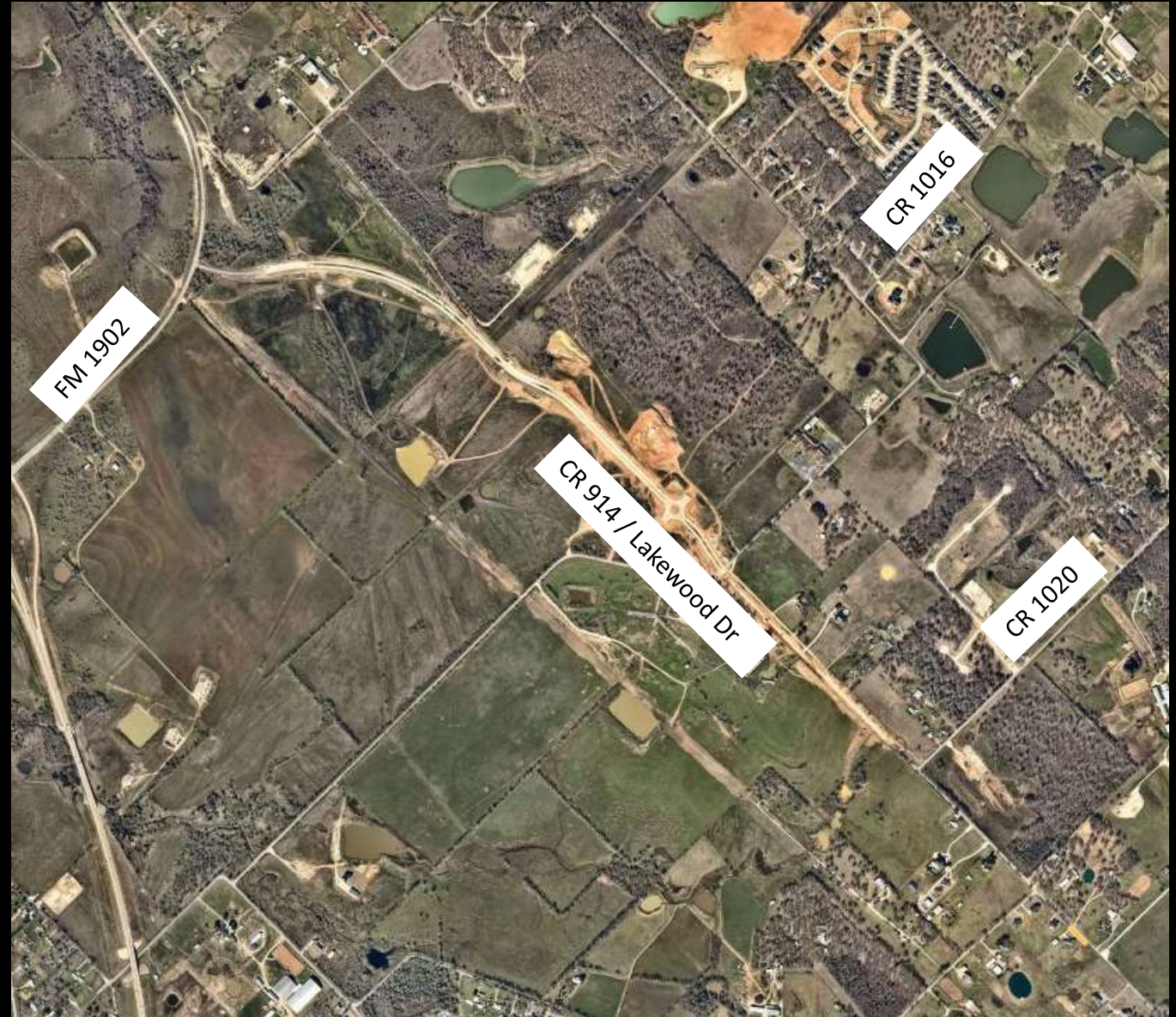
# Hooper Business Park Infrastructure

Lakewood Drive under construction

4 lanes are anticipated to be open to traffic from CR 1020 to CR 1016 by end of May 2024

Anticipate TxDOT permit for FM 1902 connection early September

Permanent extension of Lakewood Drive to tollway under design – (construction funding to be identified)



# Hooper Business Park Infrastructure

Stormwater retention design underway – construction anticipated to begin summer 2024

20-inch JCSUD Water line (construction substantially complete)

Atmos high-pressure line under construction along FM 1902 – regulator station and low-pressure line to follow

UCS electric lines buried between CR 1016 and CR 1020 and installation of street and pedestrian lights underway

UCS electric lines and equipment installation between CR 1016 and FM 1902 underway



# Burleson Westside Sewer Infrastructure

2.75 MGD lift station

16-inch force main

15/18-inch gravity sewer from future community park through Hooper Business Park to lift station to serve:

- Craftmasters
- Chisholm Summit Masterplanned Community
- Additional future development in the surrounding area



# Competitive Sealed Proposal (CSP) Method

Alternate project delivery method authorized by Chapter 2269 of the Texas Government Code

Allows qualified offeror' to submit proposals for a weighted evaluation by project owner's evaluation team (in this case R.A. Development and City staff) based on published criteria such as

- Cost (40 points)
- Experience and reputation (15 points)
- Proposed personnel assigned to project (20 points)
- Project Approach (20 points)
- Compliance with the CSP documents (5 points)

The evaluation team can elect to hold interviews for further evaluation of any offeror if deemed necessary



**Example of lift station components**

# Original Competitive Sealed Proposal

February 19, 2024 – Initial request for Competitive Sealed Proposals (RFCSP) advertised

March 25, 2024 – Proposals publicly received

April 2, 2024 - RA Development and City management met to discuss contract administration, and both parties agreed to pursue a modification of the 380 Agreement, transferring contract administration responsibility for sewer improvements from RA Development to City

April 15, 2024 – All proposal rejected, project to re-advertise



*Future consideration by Council of 380 Agreement amendment*

# Re-Advertised Competitive Sealed Proposal

April 19, 2024 – Request for Competitive Sealed Proposals (RFCSP) re-advertised

May 3, 2024 – Proposals publicly received

May 20, 2024 – Staff recommends awarding the competitive sealed proposal to Mountain Cascade of Texas, LLC for a total contract amount of \$7,802,299.00, including contingency

- 4A bonds (\$2.8M budgeted)
- W/WW bonds (\$5.8M budgeted)

Notice to proceed (NTP) is anticipated to be issued early June 2024 with completion anticipated July 2025

| Contractor                              | Rank | Points |
|---|------|--------|
| Mountain Cascade of Texas, LLC          | 1    | 88     |
| Belt Construction                       | 2    | 75     |
| Western Municipal Construction of Texas | 3    | 74     |
| Blue Star Utilities                     | 4    | 60     |



# Action Requested

Approve a resolution for partial funding in the amount of \$2,800,000 for the total cost (\$7,802,299.00) to construct the Burleson Westside Lift Station, Force Main, and Gravity Sewer project

## Next Steps

- Notice to Proceed – Early June
- Construction of 21-inch gravity along CR 914 to begin first
- Paving of section between CR 914A to CR 1020 to follow 21–inch gravity sewer
- Lift station, force main, and remaining gravity sewer anticipated completion July 2025



Proposed  
Lift Station

# Staff Contact

Michelle McCullough

Assistant Director / City Engineer

817-426-9616

[mmccullough@burlesontx.com](mailto:mmccullough@burlesontx.com)