

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: June 16, 2025

Topic:

Approve an amendment to the Professional Services Agreement with Webber Waterworks, LLC for Project Number 2023-10003, South Wastewater Treatment Plant Expansion project, for a total amount of \$49,278,265.74 (total contract not-to-exceed amount \$58,582,595.95), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents. The expenditure is included in the Fiscal Year 2024-2025 Budget as part of the 2025-2029 Capital Improvement Plan.

Background:

On May 1, 2023 City Council approved Resolution No. 2023-27, approving the Construction-Manager-at-Risk (CMAR) delivery method for design assistance for the expansion of the South Wastewater Treatment Plant (SWWTP) after determining the use of the CMAR delivery method would provide the best value to the City. The Professional Services Agreement to provide CMAR services during the design phase with Webber Waterworks, LLC (formally PLW Waterworks) was approved on December 18, 2023.

CMAR is a delivery method which necessitates a commitment by the Construction Manager (CM) to serve as the generator contractor and deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications at the time of the GMP plus, any reasonably inferred items or tasks. By utilizing a CMAR during the design process, they are able to provide valuable input to the design and construction planning for the project (e.g. cost estimating, scheduling, solicitation of subcontractor bids, value engineering, construction phase operational coordination and planning, etc.).

Staff has been working with Freese & Nichols, Inc. to complete the design of the plant expansion, and as part of the CMAR process Webber Waterwork has been assisting during the design to provide their expertise opinions based on their extensive experience and knowledge as well as evaluating costs and providing alternative methods to keep the project within the identified budget.

As part of the identified scope of work within the CMAR professional services agreement, Webber Waterworks assisted in establishing the Guaranteed Maximum Price (GMP) packages, GMP-1 (Early Works Package) and GMP 2 (Balance of Plant), to be competitively bid in accordance with Chapter 2269 of Texas Local Government Code.

GMP-1 included procurement of required equipment for the expansion including switch gears, motor control systems, and process treatment equipment. Following procurement of GMP-1, Freese & Nichols, Webber, and City staff completed a review of all submitted pricing and on February 3, 2025 City Council approved a professional services agreement with Webber Waterworks for GMP-1 (Early Works Package) for an amount not-to-exceed \$9,304,330.21.

The GMP-2 procurement was for construction of all elements required for plant expansion including coarse screen, influent lift station, headworks, aeration, etc. The procurement process allowed manufacturers and vendors to submit their sealed pricing for the equipment and work to be completed.

All submitted bids were reviewed by Webber, Freese & Nichols, and City staff. Based on submissions for GMP-2 and the final work to be completed, an amendment is required to the Professional Services Agreement with Webber Waterworks resulting in a decrease to the price for GMP-1 to remove excess equipment not required and an increase to add the not-to-exceed construction cost for GMP-2.

This item authorizes an amendment to the professional services agreement with Webber Waterworks for GMP-1 (Early Works Package) for a net decrease of \$580,900.87, and an increase for GMP-2 of \$49,859,166.61, for a total contract amount not-to-exceed \$58,582,595.95. Funds for completing the final phase of the project were identified in the adopted 2025-2029 Capital Improvement Plan and is to be funded by a Certificate of Obligation sale pending in June 2025, with additional bond sales scheduled in FY 2026 and 2027.

South Wastewater Treatment Plant Expansion Budget Breakdown		
Element	Contract Amount	Remaining Contract Amount
Preliminary Engineering – FNI	\$506,085	\$0.00
Design Engineering – FNI	\$4,933,000	\$1,173,782.95
CMAR (Design Phase)	\$595,699	\$55,600.00
GMP-1 (Early Works Package)	\$8,723,429.34	\$8,723,429.34
GMP-2 (Balance of Plant)	\$49,859,166.61	N/A
Generator Purchase (Evolve)	\$893,452.62	\$893,452.62
Construction Management & Plant Commissioning	\$4,764,500	\$4,764,500
Project Budget \$70,434,404*	Total Contracts \$70,275,332.57	Remaining Funding (after GMP-2 award) \$157,071.43

*Future Bond Issuance Required

Origination: Project Management

Recommendation:

Staff recommends approving an amendment to the Professional Services Agreement with Webber Waterworks, LLC for Project Number 2023-10003, South Wastewater Treatment Plant Expansion project, for a total amount of \$49,278,265.74 (total contract not-to-exceed amount \$58,582,595.95).

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: X No:

If yes, specify Account Number: #400-614-6409

If no, funds will be transferred from account: # To Account: #

Signed: Meagan Mageo **Approved by:**
 Staff Member Date City Manager Date

