



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 2/26/2019

File #: 19-078, Version: 1

SUBJECT: CONSENT

A Resolution Of The Board Of Trustees Of The Town Of Erie Approving Amendment No. 1 To The CMAR Contract With Garney Companies, Inc. For The Lynn R. Morgan Water Treatment Facility Expansion

DEPARTMENT: Public Works

PRESENTER/PREPARER: Todd Fessenden, Public Works Director
Wendi Palmer, Civil Engineer

FISCAL INFORMATION:

Cost as Recommended: \$2,011,057
Balance Available: \$10,128,290 (Pending 2018 funds to be rolled-over)
Fund: Water
Budget Line Item Number: 500-70-110-605000-100258
New Appropriation Required: No

STAFF RECOMMENDATION:

Approve the Resolution to amend said agreement, authorizing the appropriate Town officer to execute said agreement, and authorize staff to expend contracted funds.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The 2019 General Fund Budget has funds appropriated for constructing the Water Treatment Plant Expansion.

At the June 12, 2018 Board Meeting, the Board authorized the Award of a Consultant Contract to Burns & McDonnell, Inc. for the Water Treatment Facility Expansion Design.

During the early design phase, staff determined it would be in the Town's best interest to bring in a contractor early, for a Construction Manager at Risk contract. Construction Manager at Risk (CMAR) is a common design-build contracting process. It differs from the traditional design-bid-build process in the sense that a contractor is selected early in the design (typically at 30% design) to provide input on constructability and provide "real-world" cost estimates.

The Town requested proposals for a CMAR from six contractors on October 30, 2018. Proposals were due on November 29, 2018, and three contractors submitted proposals. Staff reviewed the three proposals and selected two contractors for interviews. Interviews were conducted on December 19, 2018 at which time staff selected Garney Companies, Inc. Garney's price for the design phase was \$24,210. Since this was within the Town Administrator's authority to award and to keep the project moving forward, the Town entered into a CMAR Contract with Garney on December

26, 2018.

In addition to CMAR being a good fit for the project goals, it can also allow for early procurement of equipment. The membranes (filters) for the water plant expansion are long-lead items. From the date they are ordered, it takes at least 6 months to receive them, as they need to be manufactured. The membranes are the single-most important item that will give the Town increased capacity at the plant. The plant is currently a 10-million gallon per day (MGD) plant. Our peak demands in the summer are 8.5 MGD and we are growing fast with development (7-8% per year). A failure of a single (2-3 MGD) train of membranes at the plant would mean our demand would exceed our production.

Garney, Burns & McDonnell, and Town staff considered three different membrane manufacturers before settling on Evoqua membranes. Their price was competitive, they are the same as the rest of the membranes in the plant, and they filter out viruses which the other membranes couldn't do.

Staff anticipates that Amendment No. 2 to the CMAR Contract with Garney will be brought to the Board of Trustees for authorization this spring for the Guaranteed Maximum Price (GMP) for the Water Treatment Plant Expansion.

ATTACHMENTS:

- a. Resolution
- b. Amendment No. 1 CMAR Contract
- c. CMAR Contract