



City Council Report

Date: April 15, 2019
To: City Council
Through: Kari Kent, Assistant City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer

Subject: Water Line and Gas Line Replacement
(Various Locations throughout the City)

City Project Nos. CP0033PGAS, CP04640001, CP04640021, CP04640025,
CP04640041, CP04640042, CP04830031

Council District(s) 3, 4, and 6

Purpose and Recommendation

The purpose of this report is to provide information to the Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed Water Line and Gas Line Replacement (Various Locations throughout the City) Project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Garney Construction as the CMAR for this project, and award a Pre-Construction Services contract in the amount of \$58,541.00.

Background

City staff determined the need to replace existing waterlines at five (5) separate locations throughout the City due to age, a history of breaks, and lines being undersized for the current usage level, which could limit the fire-flow capacities. Timely construction to adequately address these issues to ensure that the water system is operating and functioning properly is needed. Also, the existing gas lines at certain locations have exceeded their useful life and are in need of replacement to reduce the likelihood of future gas line leaks in the area.

The following five (5) locations are part of the Project:

1. Water Improvements (Quarter Section (QS) 133B), southeast corner of Main St. and Crismon Rd.
2. Water and Gas Improvements (QS 13C), northwest corner of Main St. and Alma School Rd.

3. Water and Gas Improvements, Pueblo Ave. (Longmore to Alma School Rd.)
4. Water and Sewer Improvements, Sycamore Rd. (Emelita to 7th Ave.)
5. Water and Gas Improvements, 8th Ave. (Dobson Rd. to Sycamore Rd.)

Discussion

In December 2018, Staff received three (3) “Statements of Qualifications” (SOQ) from contractors proposing as the CMAR for this project. Based on an evaluation of these SOQ’s, Garney Construction was recommended as the most qualified CMAR. Staff has prepared a contract and negotiated the fee for the Pre-Construction Services contract. During the Pre-Construction Phase, the CMAR will work closely with the project team to review the design for constructability, prepare cost estimates, and develop the project schedule and project phasing plan.

The last item developed during the Pre-Construction Phase will be the “Guaranteed Maximum Price” (GMP) for the project. This GMP will then be brought back to the Council for review and approval.

Once underway, construction of this project is anticipated to last no more than 12 months.

Alternatives

An alternative to the approval of this Pre-Construction Services contract for the selected CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the timely need for the additional services provided by a CMAR contractor. The proposed water line and gas line replacements (various locations throughout the City) Project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, public outreach, and anticipated costs by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended because the probability of line failure in the future at the five (5) locations will continue as the lines age and exceed their useful life.

Fiscal Impact

This pre-construction services contract is in the amount of \$58,541.00

This project is funded by 2014 authorized Water Bonds and 2014 authorized Gas Bonds.

Coordinated With

The Water and Energy Resources Departments concur with this recommendation.