



City Council Report

Date: April 20, 2026
To: City Council
Through: Marc Heirshberg, Assistant City Manager
From: Lance Webb, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: NWWRP Process Improvements -
Control System Improvements
City Project No. CP0951CSI
Council District 3

Purpose and Recommendation

The purpose of this report is to present the Guaranteed Maximum Price (GMP) for the Northwest Water Reclamation Plant (NWWRP) Control System Improvements, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location).

GMP 2 includes improvements to the plant process control systems. Staff recommends that Council award a contract for this project to Archer Western Construction in the amount of \$3,328,891.61 (GMP) and authorize a change order allowance in the amount of \$332,889.16 (10%).

Background

In 2019, a facility evaluation study of the NWWRP facility included recommendations to upgrade various treatment processes at the facility. A project was initiated to address the highest priority recommendations, including upgrades to the control systems. The first phase of improvements was completed in January 2025. This is the second phase of improvements at the facility. The work focuses on process control system improvements including replacement and modifications to the control panels, and fiber optic communication cable installation for the wastewater processing and disinfection systems.

Discussion

In May 2021, Staff received three "Statements of Qualifications" (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of the SOQ's and subsequent interviews, Archer Western Construction was recommended as the most

qualified CMAR and was awarded a Pre-Construction Services contract on October 19, 2022. Archer Western Construction has performed pre-construction services during the design development including reviewing the design for constructability, preparing cost estimates, and developing the project schedule and phasing. In January 2025, Archer Western Construction completed the work included in GMP 1.

Community Impact – Work for this project will occur entirely within the NWWRP site.

Once underway, construction of this project is anticipated to last 11 months.

Alternatives

An alternative to the approval of a Construction Services contract for this CMAR would be to construct this project using the traditional Design/Bid/Build method. This is not recommended due to the complexity of the project. The majority of all work in this project has been competitively bid by Archer Western Construction to multiple subcontractors.

Another alternative is not to perform the work. This is not recommended because the programmable logic controllers (PLCs) and remote input/outputs (RIOs) are no longer supported by their manufacturers and replacement components are no longer available.

Fiscal Impact

The total authorized amount recommended for this project is \$3,661,780.77, based upon a GMP of \$3,328,891.61, plus an additional \$332,889.16 (10%) as a change order allowance. This allowance will only be utilized for approved change orders.

This project is funded by Utility Systems Revenue Obligations.

Coordinated With

The Water Resources Department concurs with this recommendation.