



City Council Report

Date: June 6, 2022
To: City Council
Through: Marc Heirshberg, Deputy City Manager
From: Beth Huning, City Engineer
Marc Ahlstrom, Assistant City Engineer
Subject: Northwest Water Reclamation Plant (NWWRP) Process Improvements
City Project No. CP0951
District 3

Purpose and Recommendation

The purpose of this report is to provide information to Council concerning the selection of a Construction Manager at Risk (CMAR) for the proposed NWWRP Process Improvements project (Refer to Exhibit "A" for the project location).

Staff recommends that Council approve the selection of Archer Western Construction as the CMAR for this project and award a Pre-Construction Services contract in the amount of \$950,769.

Background

The Northwest Water Reclamation Plant (NWWRP) was originally constructed in 1988 and expanded in 2000. A recent facility study performed an in-depth evaluation of all the treatment processes for the current capabilities and future needs and developed recommendations to upgrade the facility. The processes evaluated included the plant headworks, primary treatment, aeration basins, tertiary treatment, electrical improvements, and digested gas treatment systems.

The facility study determined that the headworks facility, components of the aeration basins, and the ultraviolet disinfection treatment equipment are at or near the end of their service life and require rehabilitation or replacement. The project will also include rehabilitation of the bar screens, influent flow meter, electrical components, and other associated improvements. This work will allow the facility to continue to meet the needs for wastewater treatment in the northwest part of the City.

Discussion

In July 2021, Staff received three “Statements of Qualifications” (SOQ) from contractors proposing to act as the CMAR for this project. Based on an evaluation of these SOQ’s, Archer Western 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 develop the project design, 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. The GMP will then be brought back to Council for review and approval.

Community Impact – The project work will take place within the existing treatment plant site. Some construction noise traffic may impact the immediate area as the work progresses. Once underway, construction of this project is anticipated to last no more than 30 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 need for the additional services provided by a CMAR contractor during the design phase. The NWWRP Process Improvements project will require extensive on-site investigation, phasing, construction sequencing, constructability analysis, etc. by the contractor throughout the design phase.

Another alternative is to not perform the work. This is not recommended due to the need to replace aging equipment in order for the plant to continue to efficiently treat wastewater.

Fiscal Impact

This pre-construction services contract is in the amount of \$950,769.

This project is funded by Utility Systems Revenue Obligations.

Coordinated With

The Water Resources Department concurs with this recommendation.