

Staff Report



Construction Contract for the John F. Kubala Water Treatment Plant Lab/Maintenance Building and Mini Lab/Admin Remodel, Project No. WUTR18004	
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City Council Meeting Date: 03-29-2022	Action Being Considered: Minute Order
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RECOMMENDATION

Authorize the City Manager or his designee to execute a construction contract with Source Building Group, Inc., of Fort Worth, Texas, for the John F. Kubala Water Treatment Plant Lab/Maintenance Building and Mini Lab/Admin Remodel in the amount not to exceed \$12,378,100. Source Building Group, Inc., is an MWBE firm.

PRIOR BOARD OR COUNCIL ACTION

On May 27, 2014, City Council approved Minute Order No. 05272014-015 authorizing the execution of an engineering services contract with Arcadis U.S., Inc., of Dallas, Texas, for the Water Treatment Rehabilitation, Improvements, and Optimization Master Plan (WTRIO), in an amount not to exceed \$1,417,896.

On August 21, 2018, City Council approved Minute Order No. 08212018-010 authorizing the execution of an engineering services contract with Jacobs Engineering Group, Inc., of Dallas, Texas, for the preliminary architectural and engineering design of John F. Kubala Water Treatment Plant Lab and Maintenance Building, in an amount not to exceed \$417,939.

On June 25, 2019, City Council approved Minute Order No. 06252019-019 authorizing the execution of an engineering services contract with Jacobs Engineering Group, Inc., of Dallas, Texas, for the final architectural and engineering design of John F. Kubala Water Treatment Plant Lab and Maintenance Building, in an amount not to exceed \$754,338.

On February 9, 2021, City Council approved Minute Order No. 02092021-005 authorizing the execution of Contract Modification No. 1 to the engineering services contract with Jacobs Engineering Group, Inc., of Dallas, Texas, John F. Kubala Water Treatment Plant Lab and Maintenance Building project, in an amount not to exceed \$346,698.

On November 9, 2021, City Council approved Resolution No. 21-283 authorizing the competitive sealed proposal (Request for Proposal) procurement method for the construction of the John F. Kubala Water Treatment Plant Lab/Maintenance Building and Mini Lab/Admin Remodel.

ANALYSIS

The existing water treatment laboratory building located at the Pierce-Burch Water Treatment Plant (PB WTP) requires a complete replacement of the roof and the heating, ventilation and air conditioning (HVAC) systems. The current maintenance facilities located at both the PB WTP and JK WTP are not adequately sized for current maintenance staff, workspace, and equipment storage. This project will combine the three existing buildings into one new facility located at the JK WTP. The contract also includes the remodel of the JK WTP mini-lab, offices and control room improvements, which currently has limited space for staff, and benchtop and online analytical equipment needed for water quality testing.

Source Building Group, Inc., was selected through the competitive sealed proposal procurement method for the construction contract in the amount of \$12,378,100.

RFP Closed: 2:00 p.m., 02-17-2022
 Vendors notified through Ionwave: 1903
 MWBE Vendors notified through Ionwave: 428
 Vendors responding to bid request: 1
 MWBE Vendors responding to bid request: 1
 Number of Bids from Arlington Firms: 0
 Recommended Low Bidder: Source Building Group, Inc. of Fort Worth, Texas
 Contract Scope: Construct new laboratory/maintenance facility at the JK WTP and remodel the existing mini-lab/admin building
 Proposed Start Date: April 2022
 Proposed End Date: December 2023
 Contract Time: 580 calendar days
 MWBE: Yes
 Procurement Method: Competitive Sealed Proposal under Texas Government Code 2269

Name of Prime Vendor	Source Building Group, Inc.
Total Contract Value	\$12,378,100
Prime Vendor's M/WBE Status	BL
Dollar Amount of Prime Vendor's Self-Performance	\$4,612,109
Percentage Amount of Prime Vendor's Self-Performance	37.26%
Name of Subcontractor (1)	The Holbrook Company, Inc.
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$278,260
Percentage Amount of Subcontract	2.25%
Name of Subcontractor (2)	Metroplex Utility Services, LLC
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$166,400
Percentage Amount of Subcontract	1.34%
Name of Subcontractor (3)	Division 3 Constructors
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$973,800
Percentage Amount of Subcontract	7.87%
Name of Subcontractor (4)	Endur Contractors, LLC.
Subcontractor's M/WBE Status	HI
Dollar Amount Subcontract	\$599,383
Percentage Amount of Subcontract	4.84%
Name of Subcontractor (5)	KA Electrical, LLC
Subcontractor's M/WBE Status	BL
Dollar Amount Subcontract	\$926,000
Percentage Amount of Subcontract	7.48%
Name of Subcontractor (6)	Texas Steel Processing
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$752,139
Percentage Amount of Subcontract	6.08%
Name of Subcontractor (7)	Castro Roofing
Subcontractor's M/WBE Status	HI
Dollar Amount Subcontract	\$941,321
Percentage Amount of Subcontract	7.60%
Name of Subcontractor (8)	Butler & Butler Construction
Subcontractor's M/WBE Status	BL

Dollar Amount Subcontract	\$352,400
Percentage Amount of Subcontract	2.85%
Name of Subcontractor (9)	Pennington Commercial
Subcontractor's M/WBE Status	WO
Dollar Amount Subcontract	\$225,416
Percentage Amount of Subcontract	1.82%
Name of Subcontractor (10)	Posada Construction
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$100,022
Percentage Amount of Subcontract	0.81%
Name of Subcontractor (11)	Dallas Mechanical Group, Inc.
Subcontractor's M/WBE Status	None
Dollar Amount Subcontract	\$2,372,700
Percentage Amount of Subcontract	19.17%
Name of Subcontractor (12)	Five Star Fire Systems, Inc.
Subcontractor's M/WBE Status	WO
Dollar Amount Subcontract	\$78,150
Percentage Amount of Subcontract	0.63%
Total M/WBE Participation	\$7,734,779 (62.48%)

A contract specific MWBE utilization goal of 30% was calculated for this project. Source Building Group, Inc., has submitted an MWBE Utilization Plan with 62.48% MWBE utilization and will exceed the goal as an MWBE Prime Contractor. Office of Business Diversity (OBD) determined that the vendor has met the 30% goal.

FINANCIAL IMPACT

Funding Sources:

Water Renewal Fund
\$12,378,100

CC678501-PJWUTR18004-SC0678

<u>FY 2022</u>	<u>FY 2023</u>	<u>FY 2024</u>
\$12,378,100	\$0	\$0

There is no maintenance cost associated with this project during the referenced time period because the contract provides for a two-year maintenance bond.

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the City Secretary's Office:	None
Form 1295:	Yes
MWBE:	Yes

STAFF CONTACT(S)

Craig M. Cummings
Director of Water Utilities
817-459-6603
Craig.Cummings@arlingtontx.gov

Brad Franklin, P.E.
Assistant Director of Water Utilities
817-459-6632
Brad.Franklin@arlingtontx.gov