



Ironhouse Sanitary District BOARD OF DIRECTORS **STAFF REPORT**

DATE: February 18, 2020

TO: Members of the Board of Directors

FROM: Tyson Zimmerman, Assistant General Manager

SUBJECT: AUTHORIZE THE GENERAL MANAGER TO ENTER INTO A CONTRACT WITH PSOMAS FOR CONSTRUCTION MANAGEMENT SERVICES ASSOCIATED WITH THE OLD TOWN PIPELINE IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$410,000

STATEMENT OF ISSUE:

Due to the scope and complexity of this project, staff has issued a Request for Proposals (RFP) for Construction Management Services for the Old Town Pipeline Improvements project.

STAFF'S RECOMMENDATION TO THE BOARD:

AUTHORIZE the General Manager to enter into a contract with Psomas for Construction Management Services associated with the Old Town Pipeline Improvements project in an amount not to exceed \$410,000.

COST OR FINANCIAL IMPACTS:

Through unrestricted Capital Expenditure Reserves and Net Cash, the District has adequate funds for this Capital Improvement Project.

SCHEDULE FOR COMPLETION:

If authorized by the Board, a Professional Services Agreement will be executed between the District and Psomas. The entire project will be complete within 250 calendar days of the Notice to Proceed. If the project spans the entire duration it would be complete in June of 2021.

Staff Report

DATE: *February 18, 2020*

SUBJECT: AUTHORIZE THE GENERAL MANAGER TO ENTER INTO A CONTRACT WITH PSOMAS FOR CONSTRUCTION MANAGEMENT SERVICES ASSOCIATED WITH THE OLD TOWN PIPELINE IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$410,000

ALTERNATIVES/CONSIDERATIONS:

Reject All Bids and Utilize In-house resources to provide construction management services – This alternative is not recommended since the District does not have sufficient in-house staff to perform full-time construction management services for the project, and these services are necessary to help keep the project on budget, schedule, and to manage potential construction changes.

DISCUSSION:

The Old Town Pipeline Improvements project will replace approximately 9,649 lineal feet of 6-, 8-, and 15-inch diameter sewer pipelines south of Main Street in Oakley, California.

Contracting with a Construction Management firm for a project of this magnitude reduces risk for the District. The primary role of a construction manager is to act as a representative and advocate for the District. Managing the Old Town Pipeline Improvements project by staff with limited knowledge of different trades and how the project should progress overall may introduce additional risk into the project. Construction managers keep the project on track and ensure contractors keep on schedule.

The project was advertised on the Bay Area Builders on December 20, 2019. Staff also emailed a link for the project bid on the District website to five Construction Management firms. On January 17, 2020, the District received six bids.

After careful review of the six proposals, staff determined that the District would be best served by Psomas. This firm has a successful track record of similar projects in the Bay Area. The pricing for the proposal was approximately 10% of the construction cost which is acceptable within the industry for construction management services on a project of this size. The services provided include but are not limited to: pre-construction meetings, Requests for Information (RFI) and submittal management, construction inspections, progress meetings, traffic control approvals, sewage flow bypass design approvals and schedule and safety monitoring.