



**BRADY**  
THE CITY OF  
**TEXAS**

Tony Groves  
Mayor

Rey Garza  
Council Member Place 1

Missi Davis  
Council Member Place 2

Jeffrey Sutton  
Council Member Place 3

Jane Huffman  
Mayor Pro Tem  
Council Member Place 4

Jay May  
Council Member Place 5

Dennis Jobe  
City Manager

Tina Keys  
City Secretary

Sarah Griffin  
City Attorney

## **CITY OF BRADY COUNCIL AGENDA WORK SESSION MEETING JANUARY 21, 2020 AT 4:00 PM**

NOTICE is hereby given of a meeting of the City Council of City of Brady, McCulloch County, State of Texas, to be held at 4:00 pm on January 21, 2020, at the City of Brady Municipal Court Building, located at 207 S. Elm Street, Brady, Texas, for the purpose of considering the following items. The City Council of the City of Brady, Texas, reserves the right to meet in closed session on any of the items listed below should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

### **1. CALL TO ORDER, ROLL CALL & CERTIFICATION OF A QUORUM**

### **2. DISCUSSION REGARDING:**

- a. Waste Water Treatment Replacement Project
- b. Fees in relation to Brady ISD project
- c. Discuss site conditions of South Ward Cafeteria and possible remedies

### **3. ADJOURNMENT**

*I certify that this is a true and correct copy of the City of Brady City Council Meeting Agenda and that this notice as posted on the designated bulletin board at Brady City Hall, 201 E. Main St., Brady, Texas 76825; a place convenient and readily accessible to the public at all times, and said notice was posted on \_\_\_\_\_ by 4:00 p.m. and will remain posted continuously for 72 hours prior to the scheduled meeting pursuant to Chapter 551 of the Texas Government Code.*

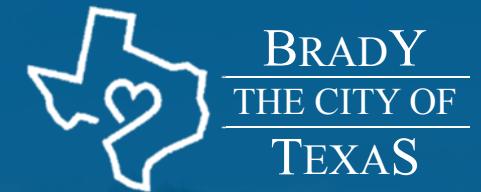
*Tina Keys, City Secretary*

In compliance with the American with Disabilities Act, the City of Brady will provide for reasonable accommodations for persons attending public meetings at City facilities. Requests for accommodations or interpretive services must be received at least 48 hours prior to the meeting. Please contact the City Secretary at 325-597-2152 or [citysec@bradytx.us](mailto:citysec@bradytx.us).

### **MISSION**

The City of Brady strives to share its history and encourage the development of diverse housing, employment, infrastructure, and opportunity through transparent management and financing for all residents and employees.

# CITY OF BRADY WWTP REPLACEMENT PROJECT COUNCIL WORKSHOP JANUARY 2020



# AGENDA



1. Bid Review
2. Path Forward
3. Value Engineering
4. Competitive Sealed Proposals
5. Proposed Schedule

# BID REVIEW

- Received one bid on 11/XX/19
- Postponed one week to 11/21/19
- Two Bids Received
  - Keystone Construction - \$16.97 million
  - Integrated Water Services - \$16.30 million
- Engineer's Estimate - \$12.90 million
- City's TWDB Loan Budget - \$13.38 million
- Construction - \$13.0 million
- Contingency - \$375,000

\$3 million over  
City's budget

# BID REVIEW

## ❑ Causes

- ❑ Busy Construction Market
- ❑ Labor Shortages
- ❑ Equipment Prices
- ❑ Material Prices
- ❑ Remoteness
- ❑ Widespread increases in bid prices seen

# PATH FORWARD

Review and Analyze  
Bids

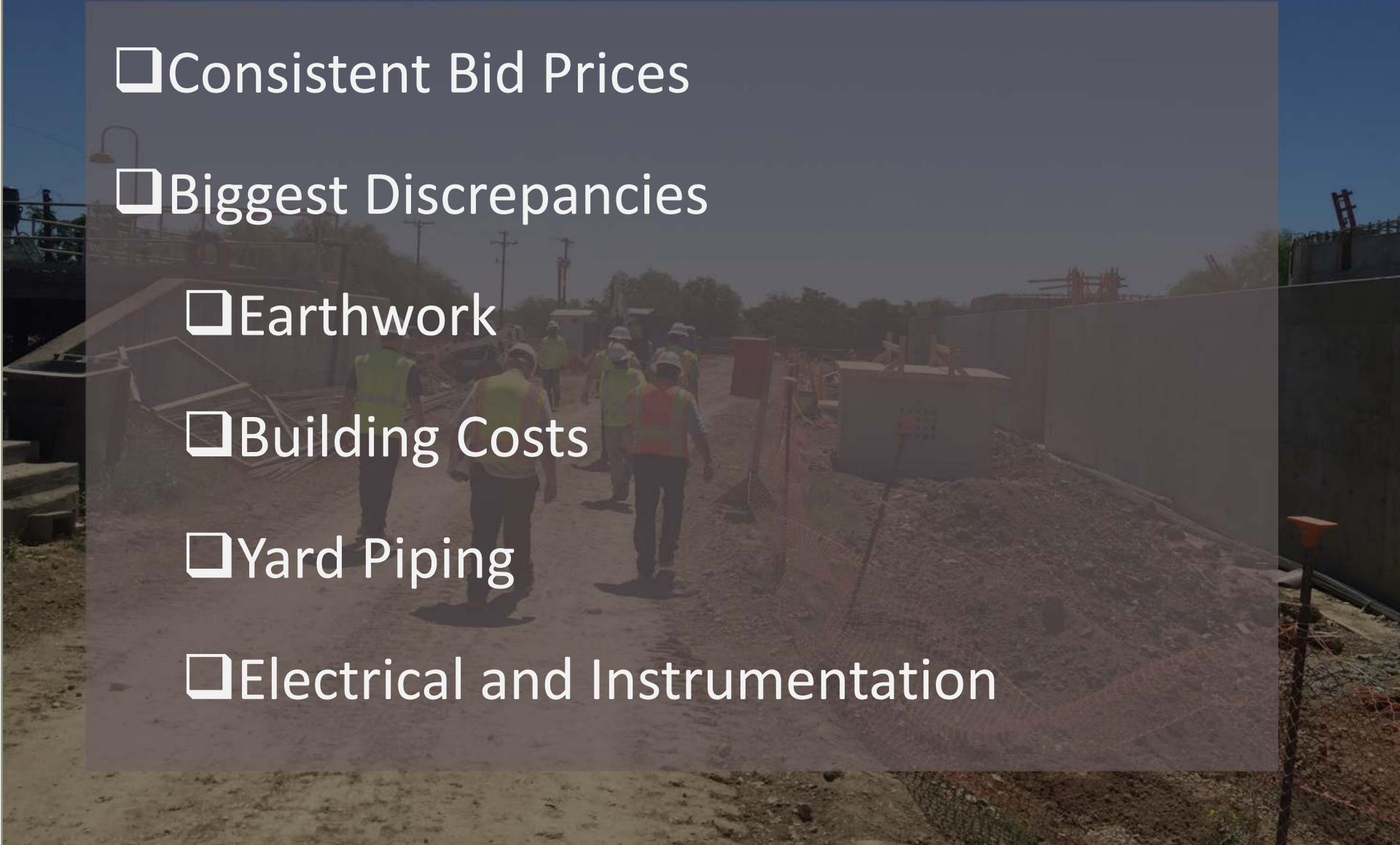
Value Engineering

## Rebid

- Multiple Packages
- Competitive Sealed  
Proposals (CSP)

# BID ANALYSIS

- ❑ Consistent Bid Prices
- ❑ Biggest Discrepancies
  - ❑ Earthwork
  - ❑ Building Costs
  - ❑ Yard Piping
  - ❑ Electrical and Instrumentation



# VALUE ENGINEERING

- Developed Value Engineering List
- Reviewed with City Staff
- Estimated reduction of >\$1.5 million
- Major Items:
  - Reduced earthwork risk
  - Changed pipe materials
  - Reduced equipment/generator size
  - Simplified building finishes

# VALUE ENGINEERING

- Other Steps:
  - Allowing additional qualified bidders
  - Bid after major regional projects
  - Multiple bid packages
    - Earthwork
    - Buildings
  - **Utilize Competitive Sealed Proposals**

# Competitive Sealed Proposals



# Design Bid Build Texas Option

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- **Competitive Sealed Proposals (CSP)**
  - 2007 Texas Legislature provided CSP authority
  - Competitive Sealed Proposals is an alternative to competitive bidding
  - Competitive Sealed Proposals *is not* Alternative Project Delivery (CMAR, Design-Build, Progressive Design-Build)

# CSP Procurement Process

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- Owner prepares a request for competitive sealed proposals that include:
  - Construction Documents
  - Selection criteria including weighted values
  - Estimated budget
  - Project Scope
  - Estimated Project completion date
  - Other information needed

# CSP Procurement Process

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- Owner receives proposals, publicly opens them, and reads aloud the names of the offerors and any monetary proposals made by the offerors
- Owner evaluates and ranks each proposal submitted in relation to the criteria
- Owner selects the best value based on the selection criteria
- Owner negotiates a contract with the selected offeror and may discuss scope or time modifications and any price change associated with the modifications

# CSP Advantages

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- Best value selected not low price
- Still achieve pricing competition
- You could get contractor's best people
- Proposers could be of “higher quality”
  - Conversely, discourages unqualified or dubious contractors
- **Negotiation flexibility**
- Could lead to better contractor relationships

# CSP Disadvantages



- CSP could see reduced number of proposers

## Contractor Considerations

- Not prepared for CSP effort, costs more and takes longer
- Not interested in a best value process
- Concern for owner “favoritism”
- Interview effectiveness
- Reluctance to reveal confidential information

- Procurement slightly longer and nominally more money
- More owner involvement and management

# PROJECT SCHEDULE

| January<br>2020 | February<br>2020 | March<br>2020 | April<br>2020 | May<br>2020 | June<br>2020 |
|-----------------|------------------|---------------|---------------|-------------|--------------|
|                 |                  |               |               |             |              |

# Revise Contract Documents

## TWDB Review

## Rebid Phase



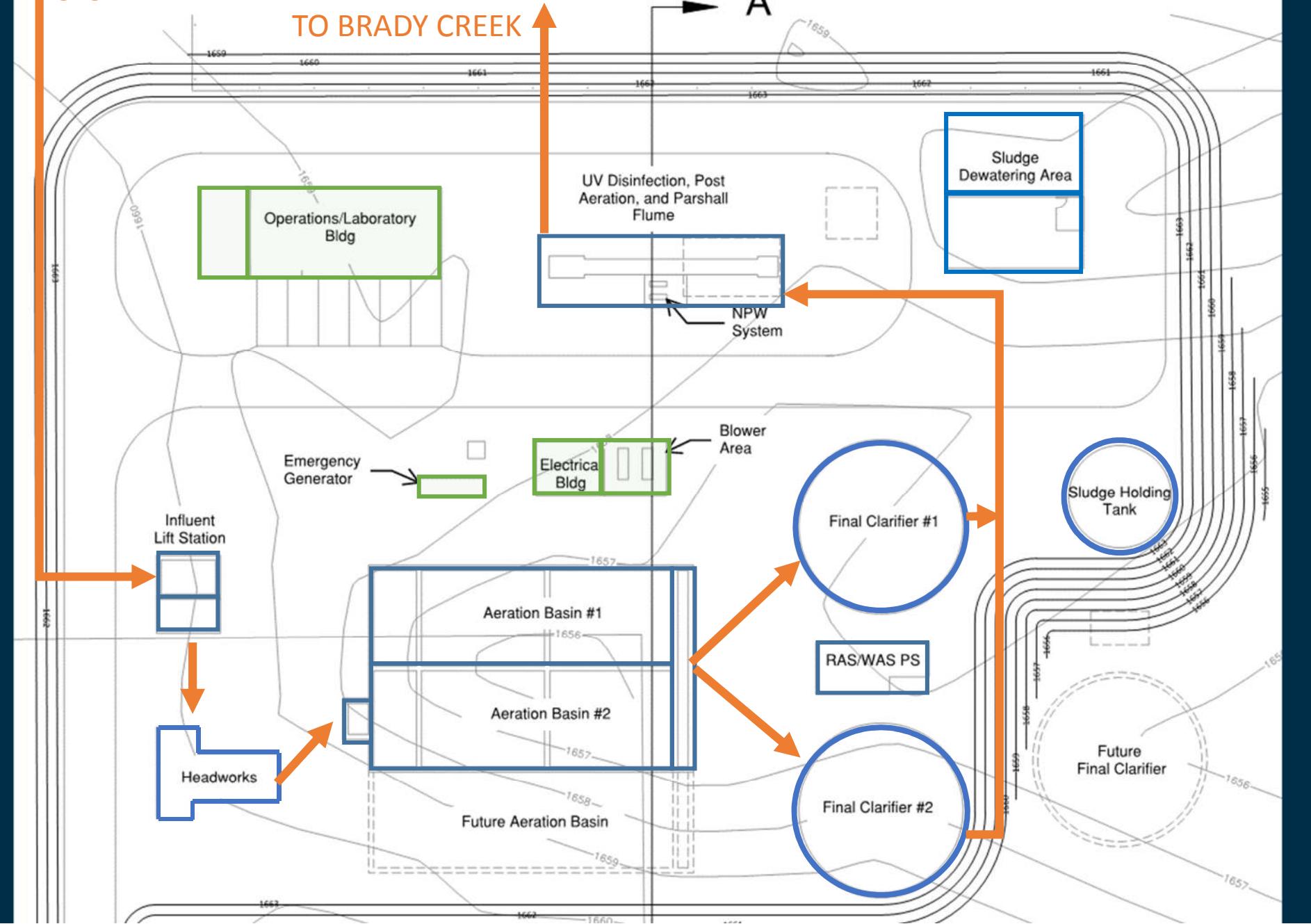
# Questions?

FROM SEWER  
SYSTEM

Existing Plant Site

TO BRADY CREEK

A



| Uses                            | Application Budget Estimate | FNI Fee Estimate    |
|---------------------------------|-----------------------------|---------------------|
| <b>Construction</b>             | \$13,000,000                | \$13,000,000        |
| <b>Construction Engineering</b> | \$250,000                   | \$366,351           |
| <b>Special Services</b>         |                             |                     |
| <b>Application</b>              | \$20,000                    | \$20,000            |
| <b>Environmental</b>            | \$2,000                     | \$0                 |
| <b>Testing</b>                  | \$200,000                   | \$88,563            |
| <b>Permits</b>                  | \$5,000                     | \$0                 |
| <b>Inspection</b>               | \$450,000                   | \$468,740           |
| <b>O&amp;M Manual</b>           | \$75,000                    | \$31,346            |
| <b>Other</b>                    |                             |                     |
| <b>City Administration</b>      | \$27,000                    | \$54,000            |
| <b>Project Legal Expenses</b>   | \$10,000                    | \$10,000            |
| <b>Fiscal Services</b>          |                             |                     |
| <b>Financial Advisor</b>        | \$55,000                    | \$55,000            |
| <b>Bond Counsel</b>             | \$25,000                    | \$25,000            |
| <b>Issuance Cost</b>            | \$2,000                     | \$2,000             |
| <b>Fiscal/Legal</b>             | \$9,500                     | \$9,500             |
| <b>Loan Origination Fee</b>     | \$252,568                   | \$179,472           |
| <b>Contingency</b>              | \$301,932                   | \$375,028           |
| <b>TOTAL COSTS</b>              | <b>\$14,685,000</b>         | <b>\$14,685,000</b> |