

Construction Contracting Update

Shay Ralls Roalson, PE | November 9, 2022



Agenda

- ◆ Recent Bidding Results
- ◆ Wild Horse WWTP Expansion Bid Analysis
- ◆ Upcoming Bids
- ◆ Large Facilities IDIQ
- ◆ Alternative Delivery

Construction Contracts

City of Austin Bidding Process

- Outreach events to communicate upcoming projects
- Four- to six-week advertisement
- Adjust bid dates to avoid “competing with ourselves”
 - Coordination with SAWS and Houston
- Non-mandatory pre-bids, where possible
 - For projects with low pre-bid attendance, contact bidders and consider extending solicitation
- For single bid contracts, move forward if
 - Contractor meets qualifications
 - Project cannot be rescope

Construction Contracts

Engineers' Opinions of Probable Construction Cost

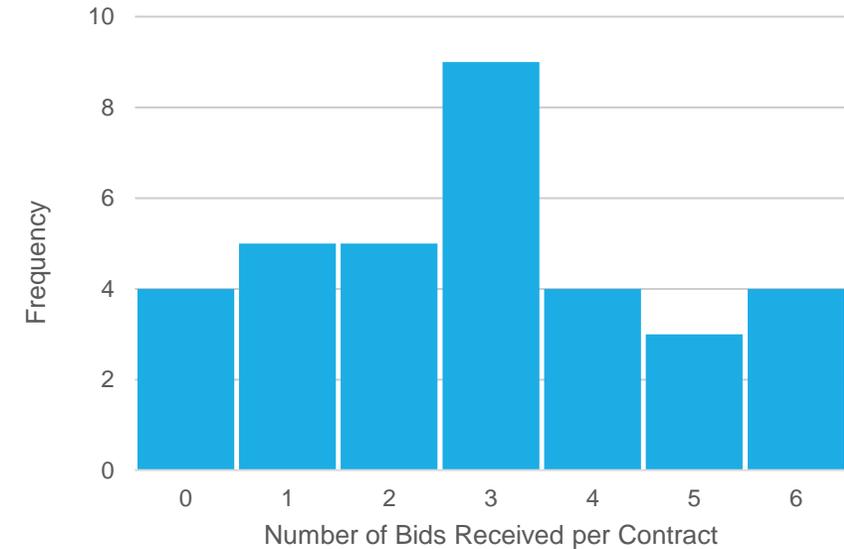
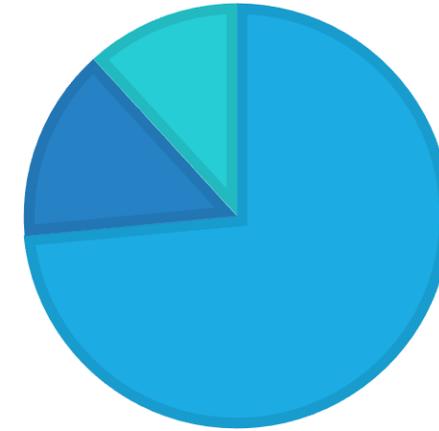
- ◆ Developed on the basis of vendor quotes, installation factors, and recent bids
- ◆ Prepared at preliminary engineering and design milestones (30%, 60%, 90%)
- ◆ Updated at 100% and at advertisement
- ◆ Contingencies represent “work not included elsewhere”
 - Reduce as design detail increases
- ◆ Difficult to adjust to rapidly changing bid climates
- ◆ Review high bids and single bids
 - Make recommendation whether to proceed

AW Project Bids

May 2021 – Sept 2022

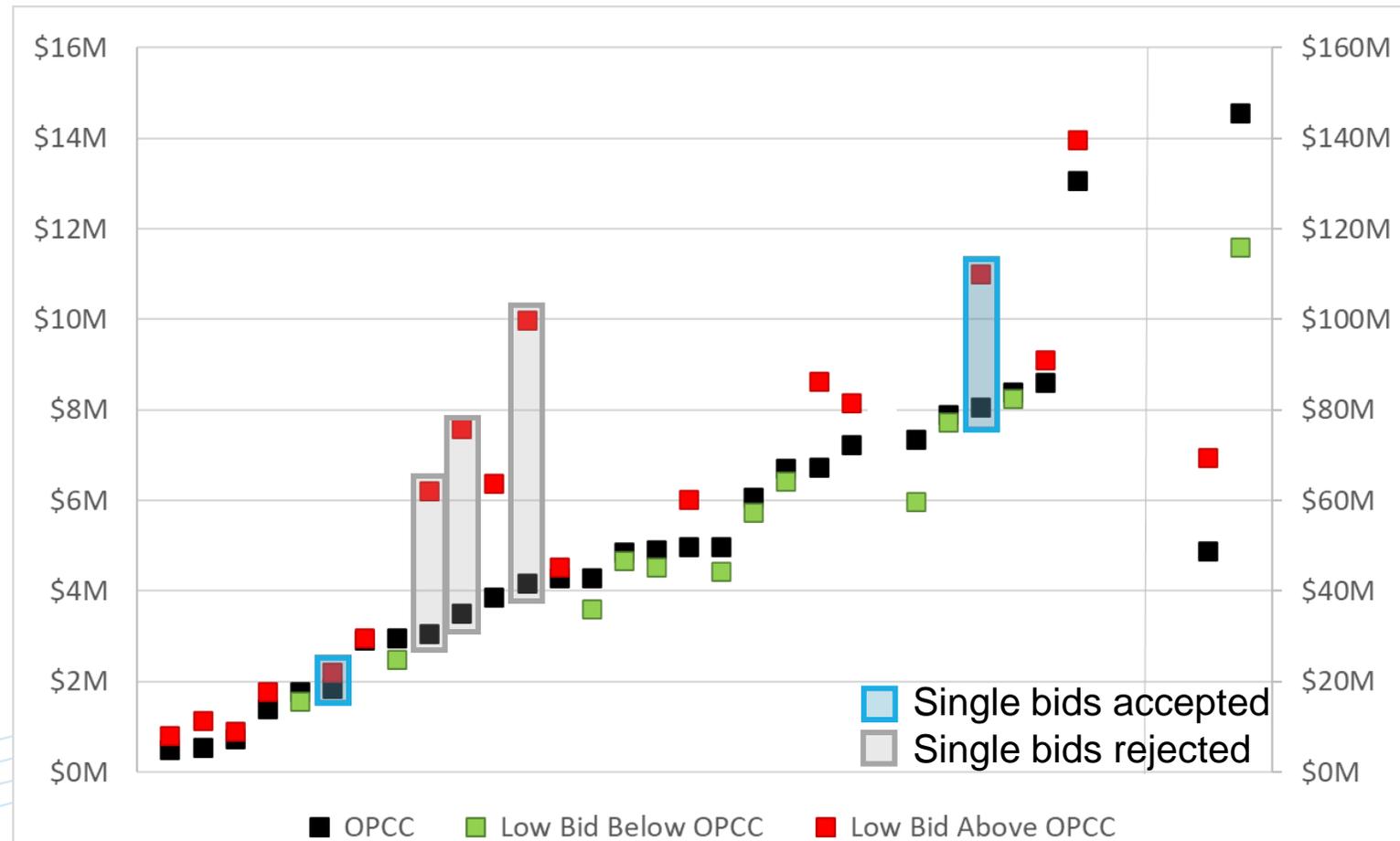
- 34 bid openings, including 3 re-bids
- 25 projects with multiple bids
- 5 projects with one bid
 - 3 rejected
- 4 projects with no bids

■ Multiple Bids ■ Single Bid ■ No Bid



Low Bids vs Engineer's Opinion of Probable Construction Cost (OPCC)

- 30 project bids received
 - 12 below OPCC
 - 18 above OPCC
- 5 single bids
 - 2 accepted
 - 3 rejected
- All accepted bids combined
 - OPCC = \$319M
 - Accepted bids = \$319M



Single Bids Rejected

Path Forward

- ◆ Davis WTP Raw Water Hydraulic and Energy Efficiency Improvements
 - Single bid, 2.4x OPCC
 - Repackage and bid with other upcoming work at the WTP
- ◆ SAR WWTP Elevated Tank Rehabilitation and Improvements
 - Single bid, 2.2x OPCC
 - Split into two projects, one for site work and one for tank recoating
- ◆ East Parke Subdivision Phase 1 Lift Station (Development Project SER)
 - Single bid, 2.0x OPCC
 - Non-compliant bid, preparing to re-bid

No-Bid Projects

Re-Bid Results

Project	OPCC	Re-bid Outcome	Low Bid
Zilker Water and Wastewater Pipeline Renewal	\$8,600,000	5 bids	\$9,100,000 +6%
Handcox WTP Process Building HVAC Improvements	\$750,000	2 bids	\$903,000 +20%
Govalle Site Domestic Wastewater Service Improvements	\$540,000	3 bids	1,140,000 +112%
Glenlake Pump Station Bypass Improvements	\$865,000	TBD	



Wildhorse WWTP Expansion

Bid opening 9/22/22
Bids received 2

OPCC \$49 million
Low bid \$70 million
Bids within 7% of each other

Bid analysis

- 💧 Electrical and I&C
 - Approximately double OPCC
 - +\$11.4 million
- 💧 Process Equipment
 - Approximately double OPCC
 - +5.4 million
- 💧 Sheet piling
 - Approximately triple OPCC
 - +2.2 million



Upcoming Bids

Bid Opening	Number of Projects	Total OPCC	Types of Projects
Nov 2022	5	\$16,100,000	Reclaimed water main Water main extensions and relocations
Dec 2022	3	\$8,200,000	Renewing Austin Wastewater pipe rehabilitation Hornsby Bend roadway
Jan 2023	2	\$7,700,000	Renewing Austin Walnut WWTP effluent sample pump
Feb 2023	7	\$22,700,000	Renewing Austin Lift station improvements Pump station improvements Pressure zone conversion Davis WTP raw water efficiency
Mar 2023	1	\$4,700,000	Wastewater pipe rehabilitation
Apr 2023	1	\$8,100,000	Reclaimed water main



Large Facilities IDIQ Status Update

- 💧 High value contract
 - Resiliency work needed by operations
 - Smaller projects that don't bid well
- 💧 Initial 1 year contract, up to two 1-year extensions
 - \$5 million per year, \$15 million total
 - Approved by Council in July 2022
- 💧 Assignments made or in progress
 - 8 assignments, \$5 million
 - 9 assignments in queue
- 💧 Contract extension planned for spring 2023

Project	Cost
Texas Plume Lift Station	\$2,000,000
Ullrich WTP Centrifuge Panel Replacement	\$750,000
River Place WWTP Effluent Pumps	\$200,000
FM 973 Sludge Line Relocation	\$500,000
SAR WWTP Thickener Wet Well Cleaning	\$600,000
Ullrich WTP High Service Pump Station Valve Replacement	\$330,000
Balcones WWTP Reclaimed System	\$750,000



Alternative Delivery Underway and Planned

Project	Delivery Method	Status	Delivery Method Council Approval
Walnut Creek WWTP Primary Clarifiers and Flow Equalization Basin Rehab	Construction Manager at Risk	<ul style="list-style-type: none"> • 30% design underway • CMR contracting underway 	December 2021
Walnut Creek WWTP Expansion to 100 mgd	Construction Manager at Risk	<ul style="list-style-type: none"> • Initiating final design • CMR advertisement planned spring 2023 	December 2022
Williamson Creek Interceptor	Competitively Sealed Proposals	<ul style="list-style-type: none"> • 100% design underway • CSP advertisement planned August 2023 	February 2023



QUESTIONS

austinwater.org

