



**GREATER TEXOMA UTILITY AUTHORITY
BOARD MEETING
OCTOBER 16, 2023**

**GTUA BOARD ROOM
5100 AIRPORT DRIVE
DENISON, TEXAS 75020**



**NOTICE OF PUBLIC MEETING
OF THE BOARD OF DIRECTORS OF THE
GREATER TEXOMA UTILITY AUTHORITY
GTUA BOARD ROOM
5100 AIRPORT DRIVE
DENISON, TEXAS 75020
Monday, October 16, 2023, 12:00 p.m.**

Notice is hereby given that a meeting of the Board of Directors of the Greater Texoma Utility Authority will be held on the 16th day of October, 2023, at 12:00 p.m. in the Administrative Offices of the Greater Texoma Utility Authority, 5100 Airport Drive, Denison TX, 75020, at which time the following items may be discussed, considered and acted upon, including the expenditure of funds:

Agenda:

- I. Call to Order.
- II. Pledge of Allegiance.
- III. Consent Agenda
 - * Items marked with an asterisk (*) are considered routine by the Board of Directors and will be enacted in one motion without discussion unless a Board Member or a Citizen requests a specific item to be discussed and voted on separately.
- IV. * Consider and act upon approval of Minutes September 18, 2023, Meeting.
- V. * Consider and act upon approval of accrued liabilities for September 2023.
- VI. Citizens to be Heard.
- VII. Receive Update on City of Sherman's Major Infrastructure Program
- VIII. Consider and act upon Kiewit Water Facilities South Company's Guaranteed Maximum Price A, B, and C for City of Sherman's South Wastewater Treatment Plant – MBR Project.
- IX. Consider and act upon selection of Membrane Biological Reactor Equipment Supplier for City of Sherman's South Wastewater Treatment Plant – MBR Project.
- X. Consider and act upon award of contract for City of Sherman's South Wastewater Treatment Plant – MBR Project – Electrical Equipment Procurement.
- XI. Consider and act upon the award of contract for City of Sherman's Lake Texoma Pump Station Expansion - Pump Procurement.

- XII. Consider and act upon the award of contract for City of Sherman's Lake Texoma Pump Station Expansion – MCC and Switchgear Procurement.
- XIII. Consider and act upon the supplemental agreement between the Secretary of the Army and North Texas Municipal Water District and Greater Texoma Utility Authority for additional easement right of way for the Lake Texoma Pump Station.
- XIV. Consider and act upon the award of contract for City of Sherman's EDR Rehab. BP-2 Meters, Gauges and Flowmeters.
- XV. Consider and act upon Change Order No. 1 to the contract with Red River Construction Co. for the City of Sherman Post Oak WWTP Aeration and Other Secondary Improvements.
- XVI. Consider and act upon the award of contract for City of Bell's WWTP Rehabilitation.
- XVII. Review and act upon approval of the Investment Policy.
- XVIII. Discussion and possible action on a request for an easement for Grayson Collins Electrical Coop
- XIX. Discussion and possible action on the regularly scheduled November Board Meeting.
- XX. Receive General Manager's Report: The General Manager will update the Board on operational and other activities of the Authority.
- XXI. Adjourn.

¹The Board may vote and/or act upon each of the items listed in this agenda.

²At any time during the meeting or work session and in compliance with the Texas Open Meetings Act, Chapter 551, Government Code, Vernon's Texas Codes, Annotated, the Greater Texoma Utility Authority Board may meet in executive session on any of the above agenda items or other lawful items for consultation concerning attorney-client matters (§551.071); deliberation regarding real property (§551.072); deliberation regarding prospective gifts (§551.073); personnel matters (§551.074); and deliberation regarding security devices (§551.076). Any subject discussed in executive session may be subject to action during an open meeting.

³PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING, AND WHO MAY NEED ASSISTANCE, ARE REQUESTED TO CONTACT VELMA STARKS AT (903) 786-4433 TWO (2) WORKING DAYS PRIOR TO THE MEETING, SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

AGENDA ITEM IV

**MINUTES OF THE BOARD OF DIRECTORS' SPECIAL MEETING
GREATER TEXOMA UTILITY AUTHORITY**

MONDAY, SEPTEMBER 25, 2023

**AT THE ADMINISTRATIVE OFFICES
5100 AIRPORT DRIVE
DENISON TX 75020**

Members Present: Brad Morgan, Scott Blackerby, Ken Brawley Robert Hallberg, Henry Koehler, Kristofor Spiegel, Matt Brown, and Donald Johnson

Members Absent: Stanley Thomas

Staff: Paul Sigle (remotely), Tasha Hamilton, Lisa Cranfill, Stacy Patrick, Debi Atkins, and Velma Starks

General Counsel: Mike Wynne, Wynne and Smith

Bond Counsel:

Visitors: Tom Pruitt, City of Sherman

I. Call to Order

Board President Brad Morgan called the meeting to order at 12:00 p.m.

II. Pledge of Allegiance

Board President Brad Morgan led the group in the Pledge of Allegiance.

III. Consent Agenda

Items marked with an asterisk () are considered routine by the Board of Directors and are enacted in one motion without discussion unless a Board Member or a Citizen requests a specific item to be discussed and voted on separately.

IV. * Consider and act upon approval of Minutes of August 21, 2023, Meeting.

V. * Consider and act upon approval of accrued liabilities for August 2023.

Board Member Scott Blackerby made the motion to approve the Consent Agenda. Board Member Matt Brown seconded the motion. Motion passed unanimously.

VI. Citizens to be Heard.

No citizens wished to be heard.

VII. Consider and act upon the award of contract for a Construction Manager-at-Risk for City of Sherman's WWTP South – MBR project.

General Manager Paul Sigle provided background information for the Board. Tom Pruitt, City of Sherman provided details. Kiewit Water Facilities South sent a proposal for a CMAR for the construction of a new membrane bioreactor based wastewater treatment plant to treat the wastewater from industrial users within the City. The proposal was reviewed, Pape-Dawson is recommending Kiewit Water Facilities South for the project. The City of Sherman has approved Kiewit Water Facilities South for the project at a previous meeting. Board Member Donald Johnston made the motion to award the contract to Kiewit Water Facilities South. Board Member Ken Brawley seconded the motion. Motion passed unanimously.

VIII. Consider and act upon the award the Solicitation Set One (SS1) for Bid Packages (BP) 1.01 for Vertical Turbine Pumps and BP 1.02 for Electrical Equipment for Garney Companies, Inc. for the Sherman Water Treatment Plant Concentrate Discharge System Project.

General Manager Paul Sigle provided background information for the Board. Tom Pruitt, City of Sherman provided details. The City of Sherman approved the award to Garney Companies, Inc. in the amount of \$1,178,933.00 for a total contract amount of \$30,586,512.68 at a previous meeting. Board Member Matt Brown made the motion to award the contract to Garney Companies, Inc. Board Member Robert Hallberg seconded the motion. Motion passed unanimously.

IX.. Consider and act upon the award of contract for City of Sherman's Post Oak Wastewater Treatment Plant Emergency Backup Generator and Paralleling Switchgear Equipment Pre-Procurement Bid Package 1A, 1B, 1C: Generator and Paralleling Switchgear.

General Manager Paul Sigle provided background information for the Board. The City of Sherman approved the award of contract to Alterman Electric. Board Member Donald Johnston made the motion to award the contract to Alterman Electric. Board Member Scott Blackerby seconded the motion. Motion passed unanimously.

X. Consider and act upon the award of contract for City of Sherman Post Oak Wastewater Treatment Plant Emergency Backup Generator and Paralleling Switchgear Equipment Pre-Procurement Bid Package 2A, 2B: Pad Mount Switchgear.

General Manager Paul Sigle provided background information for the Board. The City of Sherman awarded the contract to Elliott Electric Supply, Inc. at a previous meeting. Board Member Scott Blackerby made the motion to award the contract to Elliott Electric Supply, Inc. Board Member Ken Brawley seconded the motion. Motion passed unanimously.

XI. Consider and act upon the award of contract for City of Sherman Post Oak Wastewater Treatment Plant Emergency Backup Generator and Paralleling Switchgear Equipment Pre-Procurement Bid Package 3A, 3B: Pad Mount Transformers.

General Manager Paul Sigle provided background information for the Board. Tom Pruitt, City of Sherman provided details. The City of Sherman awarded the contract to Elliott Electric Supply, Inc. at a previous meeting. Discussion was held. Board Member Matt Brown made a motion to award the contract to Elliott Electric Supply Inc. Board Member Donald Johnston seconded the motion. Motion passed unanimously.

XII. Consider and act upon Change Order No. 1 to the contract with Red River Construction Co. for the City of Sherman Post Oak WWTP Equalization Basin Project

General Manager Paul Sigle provided background information for the Board. Tom Pruitt, City of Sherman provided details. The City of Sherman approved Change Order No. 1 at a previous meeting. Board Member Ken Brawley made the motion to approve Change Order No. 1. Board Member Scott Blackerby seconded the motion. Motion passed unanimously.

XIII. Consider and act upon the award of contract for City of Sherman WTP Rapid Mix Vault Rehab Package One.

General Manager Paul Sigle provided background information for the Board. Tom Pruitt, City of Sherman provided details. The City of Sherman awarded the contract to MVA Services at a previous meeting. Board Member Scott Blackerby made the motion to award the contract to MVA Services. Board Member Matt Brown seconded the motion. Motion passed unanimously.

XIV. Consider and act upon the award of contract for City of Sherman WTP Rapid Mix Vault Rehab Package Two.

General Manager Paul Sigle provided background information for the Board. The City of Sherman awarded the contract to ABB Instrumentation, USA at a previous meeting. Board Member Matt Brown made the motion to award the contract to ABB Instrumentation, USA. Board Member Ken Brawley seconded the motion. Motion passed unanimously.

XV. Consider and act upon a Resolution by the Board of Directors of the Greater Texoma Utility Authority accepting the contract with Crescent Contractors, Inc. for the Bear Creek Special Utility District Pump Station project as complete.

General Manager Paul Sigle provided background information for the Board. Bear Creek SUD accepted the contract with Crescent Contractors, Inc. as complete. Board Member Scott Blackerby made the motion to accept the contract with Crescent Contractors, Inc. for the Bear Creek SUD Pump Station project as complete. Board Member Donald Johnston seconded the motion. Motion passed unanimously.

XVI. Consider and act upon Budget Amendment for FY 2022-2023

The Budget Committee consisting of Brad Morgan, Robert Hallberg, Kris Spiegel and Henry Koehler committee reviewed the budget amendment on September 13, 2023. Debi Atkins, Finance Officer, provided background information for the Board. Board Member Scott Blackerby made the motion to approve the Budget Amendment for FY 2022-2023. Board Member Kris Spiegel seconded the motion. Motion passed unanimously.

XVII. Consider and act upon Budget for Fiscal Year October 1, 2023 – September 30, 2024.

Debi Atkins, Finance Officer provided background information for the Board.

Board Member Ken Brawley made the motion to convene into Executive Session at 12:35 p.m. Board Member Robert Hallberg seconded the motion. Motion passed unanimously.

XVIII. Executive Session

Pursuant to Government Code, Section 551,074, the Board of Directors may adjourn into closed Executive Session to discuss the following:

- A. Personnel Matters
 - (i) Consider evaluation, duties and employment of Authority General Manager
 - (ii) Consider evaluation and duties of administrative and operational personnel
- B. Consultations Between Governmental Body and Its Attorney
 - (i) Consider GTUA contract negotiations

XIX. Regular Session

Board reconvened at 1:29 p.m.

Board Member Scott Blackerby made the motion to move to amend the staff wages and benefit cost line item of the GTUA Budget to be \$1,457,664.28 and the increased amount be allocated at the discretion of the General Manager. Board Member Kris Spiegel seconded the motion. Motion passed unanimously.

XX. Receive General Manager’s Report: The General Manager will update the Board on operational and other activities of the Authority.

- General Manager informed the Board about a meeting with North Texas Municipal Water District to discuss supplying water to future customers.
- Bonds closed for Gober MUD and White Shed WSC.
- TWDB has released the IUP for SRF Funding and the City of Whitewright is included in the initial invited list.

XXI Adjourn

Board Member Ken Brawley made the motion to adjourn. Board Member Robert Hallberg seconded the motion. Board President Brad Morgan declared the meeting adjourned at 1:32 p.m.

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Recording Secretary

Secretary-Treasurer

AGENDA ITEM V

RESOLUTION NO. _____

A RESOLUTION BY THE BOARD OF DIRECTORS OF THE
GREATER TEXOMA UTILITY AUTHORITY AUTHORIZING
PAYMENT OF ACCRUED LIABILITIES FOR THE MONTH OF SEPTEMBER

The following liabilities are hereby presented for payment:	CURRENT	PRIOR MONTH	PRIOR YEAR
GENERAL:			
<u>Audit</u>			
<u>Dues and Subscriptions</u>			
American Express - National Society of Professional Engineers certification for PS	299.00		
<u>Fuel and Reimbursements for Mileage</u>			
Nichole Sims-Murphy (Reimbursement for mileage)	42.58		
Tasha Hamilton (Reimbursement for mileage)	25.81		
Paul Sigle (Fuel August & September)	261.67		
Stacy Pactrick (Reimbursement for mileage August & September)	19.92		
Velma Starks (Reimbursement for mileage)	25.86		
Valero Fleet Plus (Fuel - operations vehicles)	2,949.64		
<u>Insurance</u>			
Paul Sigle (Personal Auto, August & September)	202.48		
TWCA Risk Management (Workers' compensation insurance)	432.00		
<u>Leases/Rental Fees</u>			
Pitney-Bowes (Mailing system)	105.00		
North Texas Regional Airport (Lease - administrative offices)	2,456.72		
<u>Legal Fees</u>			
Wynne & Smith, LLC (Agenda, Board Meeting)	406.25		
Wynne & Smith, LLC (City of Weston Wastewater Operation service agreement)	187.50		
<u>Maintenance Agreements</u>			
Novatech (Konika-Minolta copier)	761.54		
<u>Meetings and Conferences</u>			
Feast On This (BOD Lunch)	261.00		
American Express - TWCA Conference August & September	208.34		
<u>Miscellaneous</u>			
American Express - Banking fees for August & September	377.44		
Office Depot Credit - Banking fees	69.69		
Valley View Consulting (Investing fees)	14,692.81		
<u>Postage</u>			
United States Postal Service - Renewed post office Box 911297 for 1 year	398.00		
United States Postal Service (Meter Refill)	500.00		
<u>Professional Services</u>			
Final Details (Cleaning Service)	585.00		
Gonzalez Landscape (Lawn Care, August & September)	291.66		
<u>Repair & Maintenance - Building & Equipment</u>			
Diamond Computers (Labor & On Site visit, exchanged router power supply)	167.50		
Diamond Computers (McAfee for TH & PS)	39.95		
<u>Repair & Maintenance - Administrative and Operations Vehicles</u>			
Auto Works (2014 F150 repaired rear differential, front and back breaks, 8 spark plugs and air filter LP 116-1476)	2,611.29		
Discount Tire (2012 Ford F150 4 new tires)	1,222.48		
<u>Supplies</u>			
American Express (General Office Supplies, Zoom, Toner, trash bags, drums, index tabs GoDaddy 365 renewal for EK and NM)	1,171.97		
Bank of Texas Visa (Adobe Pro, Sharp Calculator for SP)	89.14		
Lowe's (Small handtools and screws)	347.92		
<u>Training</u>			
American Express - Training for DT, Pumps and Motors	598.00		
<u>Utilities</u>			
ATMOS Energy (Gas)	103.56		
AT&T Mobility (Cell Phones)	81.41		

	CURRENT	PRIOR MONTH	PRIOR YEAR
City of Denison (Water)	228.35		
City of Sherman (Trash services, August)	85.00		
Shell Energy (Electric)	719.94		
Sparklight (Internet)	131.44		
Zulty Inc.(phone lines - local & long distance)	173.38		
Dave Tomlinson (Reimbursement for cell phone expenses)	25.00		
Eric Kyukendall (Reimbursement for cell phone expenses)	25.00		
Nichole Murphy (Reimbursement for cell phone expenses)	67.58		
Paul Sigle (Reimbursement for cell phone expense & internet change, August)	16.68		
Richard McCool (Reimbursement for cell phone expense)	25.00		
Steve White (Reimbursement for cell phone expenses)	25.00		
Wayne Eller (Reimbursement for cell phone expenses)	25.00		
TOTAL:	\$ 33,540.50	\$ 15,038.89	\$ 23,930.88

SOLID WASTE:

Utilities

Grayson-Collin Electric	142.26		
Starr Water Supply	382.63		
TOTAL:	\$ 524.89	\$ 208.85	\$ 189.85

WASTEWATER:

Advertising

American Express (Sherman 2023 - Ad, South WWTP (Industrial) Emergency Generator, Switchgear and Electrical Upgrades equip. ran in Herald Democrat 8/6/23-8/13/23)	304.92		
American Express (Sherman 2023 - Ad, South WWTP (Industrial) Emergency Generator, Switchgear and Electrical Upgrades equip. ran in Gainesville Daily Register)	918.80		
American Express (Sherman 2023 - Ad, Post Oak WTP PKG #2, Equipment procurement for two Meters, Gauges, Flowmeters etc. ran in Herald Democrat 8/6/23-8/13/23)	640.40		
American Express (Sherman 2023 - Ad, Open bids for South WWTP Membrane Bioreactor System package ran in McKinney Gazette 8/13/23-8/20/23)	983.41		
American Express (Sherman 2023 - Ad, Post Oak WTP PKG #2, Equipment procurement for two Meters, Gauges, Flowmeters etc. ran in Herald Democrat 8/6/23-8/13/23)	70.18		
American Express (Sherman 2023 - Ad, Open bids for South WWTP Membrane Bioreactor System package ran in Herald Democrat 8/13/23-8/20/23)	599.07		
American Express (Sherman 2023 - Ad, Post Oak WTP PKG #2, Equipment procurement for two Meters, Gauges, Flowmeters etc. ran in Gainesville Daily Register)	246.00		
American Express (Sherman 2023 - Ad, Post Oak WTP PKG #2, Equipment procurement for two Meters, Gauges, Flowmeters etc. ran in McKinney Gazette 8/6/23-8/13/23)	1,363.28		
American Express (Bells 2022 - Ad, Open bids for WWTP Rehab ran in McKinney Gazette 8/20/23-8/27/23)	1,254.74		
American Express (Bells 2022 - Ad, Open bids for WWTP Rehab ran in Gainesville Daily Register)	938.80		
American Express (Sherman 2023 - Gainesville Daily Register ad to bid for the South WWTP MBR equipment procurement)	617.20		

Construction Contracts

Archer Western (Pottsboro 2019 - WWTP Expansion & Rehab for .65 MGD flow rate. Pay App #5)	362,685.38		
BELT (Sherman 2023 - South Side Industrial Sanitary sewer PH1 Pay App #1)	1,875,999.86		
Lynn Vessels (Sherman 2023 - Hickory Hill Offsite Water & Sanitary Sewer Improvements materials)	615,872.45		
Lynn Vessels (Sherman 2021 - 98% complete NW Sewer and Force Main pay app #14)	38,639.26		
Lynn Vessels (Sherman 2021 - 98% complete NW Sewer and Force Main pay app #15)	15,485.79		
Plummer (Pottsboro 2019 - WWTP PH2 RPR Services through 7/28/23)	6,440.00		
Plummer (Pottsboro 2019 - WWTP PH2 construction phase services through 7/28/23)	6,891.00		
Plummer (Pottsboro 2019 - WWTP PH2 construction phase services through 8/25/23)	10,336.50		
Plummer (Pottsboro 2019 - WWTP PH2 RPR Services through 8/25/23)	4,830.00		
Plummer (Sherman 2022 - WWTP Electrical Switchgear Design for electrical generator services through 7/28/23)	19,670.27		
Plummer (Sherman 2022 - Industrial WW Support - WWT and Water Reuse Master Plan through 8/25/23)	354,933.03		
Plummer (Pottsboro 2019 - WWTP PH2 RPR Services through 6/30/23)	5,635.00		
Plummer (Pottsboro 2019 - WWTP PH2 construction phase 2 services through 6/30/23)	37,900.50		
Red River Construction (Sherman 2020 - Post Oak WWTP Primary Clarifier #1 Equip Replace. & Sludge Transfer Rehab Pay App #6)	302,549.64		
Red River Construction (Sherman 2020 - Post Oak WWTP Aeration Basin & other secondary treatment improvements #26)	19,304.00		
Red River (Sherman 2020 - Post Oak WTP Equalization Basin Improvements Pay App #5)	89,724.89		
Sunbelt Rentals (Sherman 2023 - Scissor Lift rental for WTP Rehab for the period of 8/2/23-8/16/23)	2,244.84		

Engineering Fees

Antero Group (Bells 2022 - WWTP Engineering services Rehab Final Plans & Specs, Bid support)	5,385.12		
Binkly & Barfield (Sherman 2021 - Southside Industrial Sanitary Sewer Replacement for 7/31/23)	8,449.41		
City of Sherman (Sherman 2020 - Reimbursement for the Equalization Basin Improvements)	21,280.00		
City of Sherman (Sherman 2023 - Reimbursement for Hickory Hill Utility Improvements)	99.99		
City of Sherman (Sherman 2021 - Reimbursement for the WTP Vulnerability Assessment Security Update)	26,849.34		
City of Sherman (Sherman 2023 - Reimbursement for the WTP Rehab)	29,258.40		
City of Valley View (Valley Veiv 2022 - Reimb. for KJE engineering services for Waste Water Sys. Improvements Pad Funding Phase for 7/31/23)	115.00		
Cohn & Gregory (Sherman 2023 - WTP materials, Fire retardant direct drive PPs Fan/mtr)	10,490.88		
Cohn & Gregory (Sherman 2023 - Materials for WTP)	449.68		
Cohn & Gregory (Sherman 2023 - WTP materials)	1,699.92		
Cohn & Gregory (Sherman 2023 - WTP Rehab 8x6 Concentric reducing exp jnt EPDM Sherman)	2,585.14		
Cohn & Gregory (Sherman 2023 - WTP Rehab materials & equipment 4"x6" Rubber single sphere exp joint)	696.00		
Cohn & Gregory (Sherman 2023 - WTP Rehab misc. nuts, bolts, and rods)	1,704.48		
Freese & Nichols (Sherman 2022 - Engineering services for Terminal Storage Reservoir as of 7/28/23)	29,709.56		
Freese & Nichols (Sherman 2022 - Engineering services for Terminal Storage Reservoir as of 8/25/23)	49,991.21		
Geotex Engineering (Sherman 2023 - Hickory Hill Water & Sewer Improvements testing for August 2023)	1,439.62		
Mead & Hunt - (Sherman 2017 - Post Oak WWTP Aeration & Secondary Treatment services for August 2023)	3,315.63		
Mead & Hunt - (Sherman 2020 - Post Oak Equalization Basin Improvements for August 2023)	1,509.93		
Pape-Dawson (Sherman 2023 - WTP Concentrate Discharge & Outfall Design services through 8/25/23)	6,481.00		

	CURRENT	PRIOR MONTH	PRIOR YEAR
Spiards Engineering (Sherman 2023 - Water & WW for Hickory Hill Thoroughfare & Utility Impr. Const and final design for 7/31/23)	7,800.00		
Spiards (Sherman 2023 - Water & WW for Hickory Hill Thoroughfare & Utility Impr. Const and final design for 8/31/23)	2,400.00		
Legal			
Wynne & Smith (Sherman 2023 - City of Sherman WWTP Construction Mgmt at Risk (CMAR) & review of conditions)	2,268.75		
Miscellaneous			
Jones Lang LaSalle Brokerage (Sherman 2023 - Supplemental railway permit #23-68873 for Industrial WWTP)	2,000.00		
Paying Agent Fees			
Bank of Texas Trust (Ector 2017 - GTUAECTOR17 10/1/23)	300.00		
Bank of Texas Trust (Bells 2022 - GTUABELLS22 10/1/23)	300.00		
Bank of Texas Trust (Sadler 2016 - GTUASADLER16 10/1/23)	300.00		
Bank of Texas Trust (Whitewright 2015 - GTUAWHITE15 10/1/23)	300.00		
TOTAL:	\$ 3,994,258.27	\$ 1,231,212.09	\$ 604,451.09

WATER:

Advertising

American Express (Sherman 2022 - Ad, equipment procurement for Lake Texoma two each 1000 HP motor 16.5 MGD vertical pump Ran in Herald Democrat 8/6/23-8/13/23)	645.54		
American Express (Sherman 2022 - Ad, equipment procurement for Lake Texoma two each 1000 HP motor 16.5 MGD vertical pump ran in McKinney Gazette 8/6/23-8/13/23)	1,403.98		
American Express (Sherman 2022 - Ad, equipment procurement for Lake Texoma two each 1000 HP motor 16.5 MGD vertical pump ran in Gainesville Daily Register	918.00		

Construction Costs

BELT (Princeton 2022 - Water MainCIP projects 6,8 & 17. Pay app #5)	104,301.01		
Garney (Sherman 2022 - CMAR 36" NW/SW water main transmission line through 7/30/23-8/25/23)	54,368.41		
Hayes Construction (Gober 2021 - FM 68, CR 3710 & CR 3310 Waterline Improvements Pay App #1)	257,549.75		
Landmark Structures (Princeton 2022 - 2.5 MG Elevated Storage Tank. Pay App #15)	49,708.75		
Landmark Structures (Princeton 2022 - 2.5 MG Elevated Storage Tank. Pay App #16)	343,064.19		
NTMWD (Sherman 2022 - LK Texoma Pump Station 2019 electrical improvements as of 8/29/23)	50,924.00		
THI (Krum 2017 - Masch Branch Water Well Pay App #8)	102,097.45		
Underwood (Whitewright 2019 - Water line improvement project CO #1 approved)	10,500.00		
Winsupply (Bells 2022 - Meter installation hardware)	2,904.50		

Engineering Fees

City of Sherman (Sherman 2022 - Reimbursement for the Shepherd Dr Sewer line Ext.)	5,543.60		
City of Gainesville (Gainesville 2022 - Reimburse Kimley Horn engineerings fees for Foundry Road 16 inch water line for 6/30/23)	1,770.00		
City of Gainesville (Gainesville 2022 - Reimburse Kimley Horn engineerings fees for Foundry Road 16 inch water line for 7/31/23)	5,355.00		
Garver (Sherman 2022 - WTP Expansion project. Professional Engineering Services through 8/25/23)	539,584.53		
Hayter Engineering (Gober 2021 - TWDB Water System Improvements dated 5/31/23)	1,585.00		
LCRA (Sherman 2023 - Water Tests for Lead & Copper Rule phase 2)	9,450.00		
Hayter Engineering (Gober 2021 - TWDB Water System Improvements construction review 15% complete)	2,400.00		
McManus & Johnson (Van Alstyne 2021 - Elevated Storage Tank Bid %50 bid phase services complete)	5,000.00		
Freese & Nichols (Sherman 2023 - Lead & Copper Compliance Program Phase 2 through 7/31/23)	15,155.52		
Freese & Nichols (Sherman 2022 - NW & SW transmission Pipeline services through 8/25/23)	126,368.44		
Freese & Nichols (Sherman 2022 - Lake Texoma Pump Station Expansion Admendment 1 through 8/31/23)	57,913.29		
Freese & Nichols (Sherman 2022 - Shepherd 2.0 MG elevated Storage Tank for services through 8/25/23)	32,703.13		
Pape-Dawson (Sherman 2022 - Sherman Program Management services through 8/25/23. TI infrastructure improvements program)	313,194.03		
Parkhill (Sherman 2021 - Sherman emergency power generation for July 2023 engineering services)	5,529.47		
Parkhill (Sherman 2021 - Sherman emergency power generation for August 2023 engineering services)	21,068.54		

Groundwater

American Express (NTGCD - TWCA Conference, Sun Coast Learning WP, TAGD, TWCA for Sept)	910.07		
American Express (RRGCD - TWCA Conference, Sun Coast Learning WP, TAGD, TWCA for Sept)	910.06		
AT&T Mobility (NTGCD - W. Parkman - cell phone)	74.40		
Allen Burks (NTGCD - cell phone reimbursement, June & July)	12.50		
Allen Burks (RRGCD - cell phone reimbursement, June & July)	12.50		
Bank of Texas Visa (NTGCD - BOD Chick-Fil-A)	309.74		
Bank of Texas Visa (RRGCD - Grasyon County Posting of permit hearing)	4.00		
Kenneth Elliott (NTGCD - cell phone reimbursement August cell use and well monitoring supplies & September)	119.37		
Kenneth Elliott (RRGCD - cell phone reimbursement August & September)	25.00		
Paul Sigle (NTGCD - cell phone reimbursement, August & September)	16.66		
Paul Sigle (RRGCD - cell phone reimbursement, August & September)	16.66		
Valero Fleet Plus (NTGCD - Fuel)	275.90		
Valero Fleet Plus (RRGCD - Fuel)	64.41		
Velma Starks (NTGCD - mileage reimbursement)	13.97		
Velma Starks (RRGCD - mileage reimbursement)	31.25		
Zully, Inc. (NTGCD - 800 line, local & long distance)	173.37		
Zully, Inc. (RRGCD - 800 line, local & long distance)	173.37		

Miscellaneous

Gonzalez Landscape (Sherman 2012 - Pump Station mowing August & September)	400.00		
BLX (Sherman 2015 - Interim Arbitrage Rebate Report for period ending 6/17/23)	1,000.00		
Chapin Title (Sherman 2023 - Purchased Property from Schachar Family for easements)	277,455.00		
Chapin Title (Sherman 2023 - Sherman Ventures File # 322747 purchased for easement)	227,158.00		
FAQ, USACE (Sherman 21 - O&M and RR&R cost for water storage space in Lake Texoma from 10/21/23-10/20/24. For account DACW56-05-W5007	6,978.45		

	CURRENT	PRIOR MONTH	PRIOR YEAR
<u>Paying Agent Fees</u>			
Bank of Texas Trust (Bells 2005 - BELLS05 10/1/23)	250.00		
Bank of Texas Trust (Bolivar - GRETEUTIL042 10/1/23)	325.00		
Bank of Texas Trust (Ector 2013 - GRTEXOMA 2013 10/1/23)	225.00		
Bank of Texas Trust (Whitewright 2004 - GRETEUTIL043 10/1/23)	125.00		
Bank of Texas Trust (Whitewright 2019 - GTUAWHITE19A 10/1/23)	300.00		
Bank of Texas Trust (Whitewright 2019 - GTUAWHITE19B 10/1/23)	600.00		
<u>CGMA Equipment</u>			
Stewart & Stevenson (CGMA - Bloomdale Pump Station emergency generator lease from 8/14/23-9/10/23)	6,489.00		
USA Bluebook (CGMA - Pulsatron E+ w/ Pulse Input)	6,824.76		
<u>CGMA Repair & Maintenance</u>			
Brenntag Southwest (CGMA - chemicals to sanitize pump station lines)	4,886.40		
Burnside Air Conditioning (CGMA - Air conditioner repair)	748.00		
Environmental Monitoring Lab (CGMA - Nitrate Nitrogen, Nitrite Nitrogen Water tests, multiple test sites along water lines)	1,128.00		
Kemp Lawn Maintenance (CGMA - Bloomdale Pump Station)	380.00		
Prestige Worldwide Tech (CGMA - Bloomdale Pump Station - In-line meter testing services (meter calibration))	2,409.85		
Pump Solutions (CGMA - Bloomdale Pump Station - Labor / Crane truck for service call on 9/7/23 to check bearing temperature)	756.00		
Texas Excavation Safety System, Inc. (CGMA - Message Fees, August & September)	101.65		
USA Bluebook (LED black light, Hach Monochlor F powder Pillows, Hybrid 3 rail blue marking posts)	3,119.95		
<u>Supplies</u>			
Home Depot (Misc materials and supplies, hex bolts, sealant tape, roofing screws, rust remover etc.)	285.03		
Tractor Supply (CGMA - various sized wrenches, LED Flash Light, premix fuel, 3lb hammer)	363.62		
<u>CGMA Utilities</u>			
A1 Little John (CGMA - Bloomdale P.S. - Portable toilet rental for 9/12/23-10/9/23)	130.44		
AT & T Mobility (CGMA - Emergency back up lines)	112.46		
AT & T U-Verse (CGMA - Bloomdale Pump Station, Internet)			
North Texas Municipal Water District (Water Usage, June)	351,146.00		
Shell Energy (Bloomdale Pump Station)	27,990.36		
Waste Connections Lone Star (CGMA - Bloomdale Pump Station trash collection)	194.00		
TOTAL:	\$ 3,046,031.33	\$ 5,246,847.52	\$ 2,178,999.83
GRAND TOTAL:	\$ 7,074,354.99	\$ 6,493,307.35	\$ 2,807,741.77

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GREATER TEXOMA UTILITY AUTHORITY THAT the Secretary-Treasurer is hereby authorized to make payments in the amounts listed above.

On motion of _____ and

seconded by _____, the foregoing

Resolution was passed and approved on this, the _____ day of _____, _____ by the following vote:

A YE:
NAY:

At a regular meeting of the Board of Directors of the Greater Texoma Utility Authority.

President

ATTEST:

Secretary/Treasurer

AGENDA ITEM VII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 12, 2023

SUBJECT: AGENDA ITEM NO. VII

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

RECEIVE UPDATE ON CITY OF SHERMAN'S MAJOR INFRASTRUCTURE PROGRAM

ISSUE

Receive Update on City of Sherman's Major Infrastructure Program

BACKGROUND

The City of Sherman is executing a major infrastructure improvements program to meet the fast-growing needs of the city including industrial, commercial and residential users. The city needs to complete certain key infrastructure projects to meet the planned industrial expansion needs of significant industrial users before 2025.

In order to meet these needs, the City of Sherman contracted with Pape-Dawson to provide program management services for the City's Major Infrastructure Improvements Program consisting of nine projects. The program includes the following projects:

1. Raw Water
 - a. Lake Texoma Raw Water Pump Station Expansion
 - b. 100 MG Terminal Storage Reservoir
2. Water Treatment Plant
 - a. Concentrate Discharge System
 - b. 5 MGD Expansion to existing UF/RO Plant
 - c. New 15 MGD South UF/RO South Plant
3. Distribution System
 - a. 36" West Sherman Water Main
 - b. 2 MG Elevated Storage Tank
4. Wastewater Treatment Plant
 - a. WWTP Masterplan
 - b. South WWTP – MBR
5. Shepherd Drive – Not Funded by GTUA

Toby Flinn, Project Manager with Pape-Dawson Engineers, will provide an update on the projects at the Board meeting.

CITY OF SHERMAN – PROGRAM MANAGEMENT

Monthly Report

August 2023



Table of Contents

- I. EXECUTIVE SUMMARY 1
- II. PROGRAM MANAGEMENT 2
 - A. Program Management Activities 2
 - B. Program Metrics 2
 - C. Program Management Plan (PMP) 3
 - D. Risk Management 3
 - E. Other Program Management Support..... 4
- III. DESIGN 5
 - A. Sherman WTP Concentrate Discharge – Design Consultant: Pape-Dawson 5
 - B. Lake Texoma Raw Water Pump Station (LTPS) – Design Consultant: FNI 5
 - C. Water Treatment Plant (WTP) – Design Consultant: Garver 5
 - D. 36” West Sherman Water Main – Design Consultant: FNI 6
 - E. 2 MG Elevated Storage Tank (EST) – Design Consultant: FNI 6
 - F. Wastewater Treatment Plant (WWTP) – Design Consultant: Plummer 6
 - G. Shepherd Drive – Design Consultant: Kimley-Horn 7
 - H. 100 MG Terminal Storage Reservoir – Design Consultant: FNI. 7
- IV. CONTRACT PROCUREMENT SUPPORT 7
 - A. Sherman WTP Concentrate Discharge – Design Consultant: Pape-Dawson 7
 - B. LTPS – Design Consultant: FNI 8
 - C. WTP – Design Consultant: Garver..... 8
 - D. 36” West Sherman Water Main – Design Consultant: Freese & Nichols 8
 - E. 2 MG EST – Design Consultant: FNI 8
 - F. South WWTP - MBR – Design Consultant: Plummer 8
 - G. Shepherd Drive – Design Consultant: Kimley-Horn 8
 - H. Terminal Storage Reservoir – Design consultant: FNI 8
- V. CONSTRUCTION MANAGEMENT 9
 - A. Concentrate Discharge and Outfall – Design Consultant: Pape-Dawson 9
 - B. LTPS – Design Consultant: Freese & Nichols..... 9
 - C. WTP – Design Consultant: Garver; Contractor: Archer Western..... 9

- D. 36” West Sherman Water Main – Design Consultant: FNI; CMAR Contractor: Garney..... 10
- E. 2 MG EST – Design Consultant: FNI 10
- F. South WWTP - MBR – Design Consultant: Plummer 10
- G. Shepherd Drive– Design Consultant: Kimley-Horn 10
- H. 100 MG Terminal Reservoir – Design Consultant: FNI..... 10
- VI. SUPPORT SERVICES 10
 - A. Easement Acquisition Oversight 10
 - I. Permit Oversight 11
 - J. Franchise Utility Coordination 11
- VII. CRITICAL POINTS and INFORMATION NEEDS. 11
 - A. Issues, Concerns, and Information Needs. 11
- VIII. OBJECTIVES FOR NEXT 30- AND 60- DAYS 13
 - A. Concentrate Discharge System 13
 - B. Lake Texoma Pump Station 13
 - C. WTP UF/RO 13
 - D. 36-Inch Water Main 13
 - E. 2 MG Elevated Storage Tank..... 14
 - F. WWTP Improvements..... 14
 - G. Shepherd Drive 14
 - H. 100 MG Terminal Storage Reservoir..... 14

APPENDICES

- APPENDIX A - PROGRAM MASTER SCHEDULE 15
- APPENDIX B - PROGRAM COST SUMMARY REPORT 16

Reporting Period for August 2023:**July 29, 2023, through August 31, 2023****I. EXECUTIVE SUMMARY**

For the August 2023 reporting period Pape Dawson continued to provide program management services for the City of Sherman (CoS) Major Infrastructure Improvements Program consisting of nine projects and one master plan study. The projects currently on the critical path are the Water Treatment Plant Concentrate Discharge, the 36" Inch West Sherman Water Main, and the South WWTP-MBR. Numerous project coordination meetings and workshops were held throughout the month. Procurement activities were conducted on the WTP projects as well as reviewing and participating in CMAR presentations for the South WWTP-MBR project. CMAR contract negotiations were initiated on the MBR project while working with all parties to prepare for City Council approval. Additional significant activities included working with the various stakeholders to negotiate the GMP and value engineering on the 36" Inch West Sherman Water Main and WTP Concentrate Discharge projects.

Evaluation of schedules and of the overall program critical path is ongoing. As of this reporting period, the following summaries are noted on the critical path projects:

- South WWTP-MBR: Current projections for substantial completion of this project are three to four months after the proposed start of production date for TI. Options are being evaluated to shorten the construction time as coordination is underway with TI to assess overall wastewater needs.
- 36- Inch West Sherman Water Main: Including a construction milestone to complete the portion of the pipeline necessary to supply the TI plant may mitigate risk associated with this project.
- Sherman WTP Concentrate Discharge System: The WTP projects will be completed prior to the Concentrate Discharge system that could impact commissioning and operations. Construction sequencing to complete the discharge pipeline and channel first and the implementation of temporary pumping capacity may limit risk associated with this project.

II. PROGRAM MANAGEMENT

A. Program Management Activities

The Program Manager (PgM) performed the following activities during this reporting period:

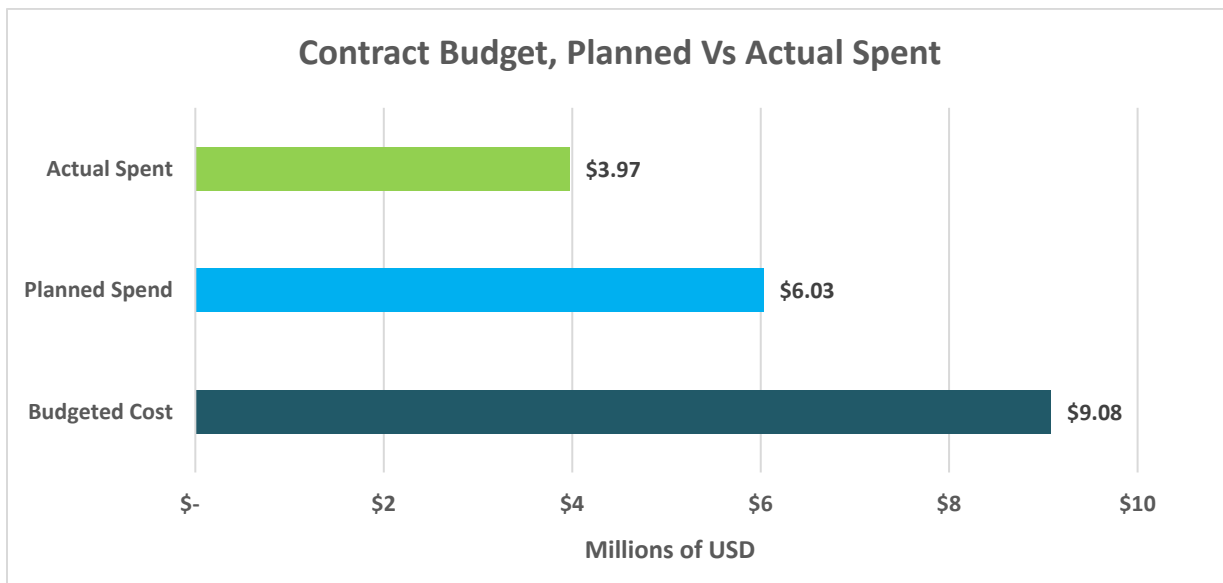
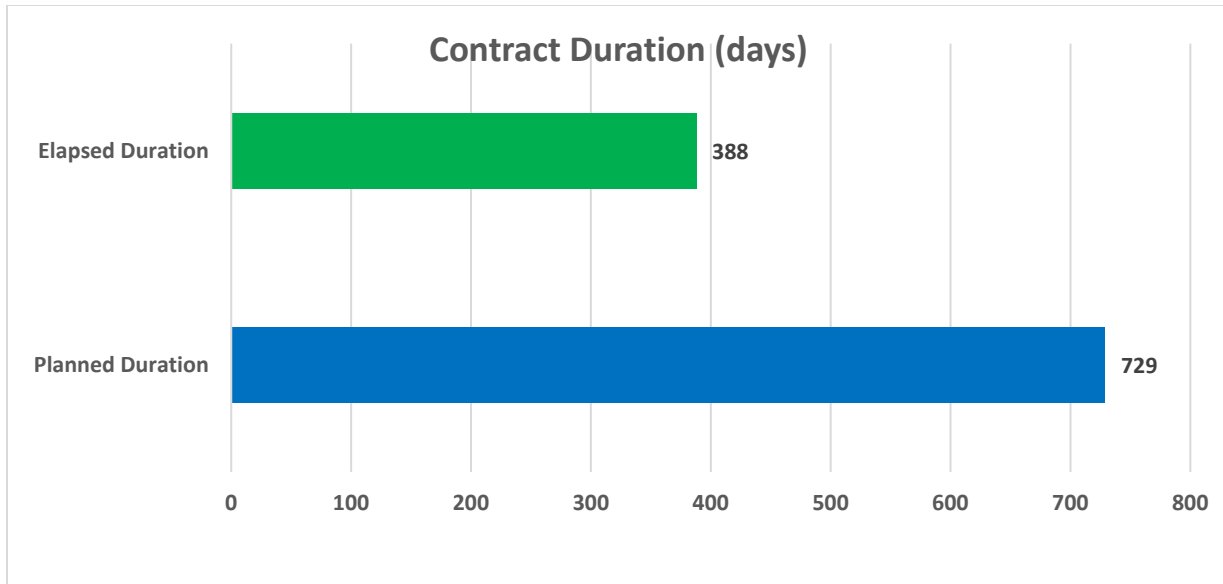
- WTP EDR Rehab - Bid opening for BP-1, 8 August 2023
- WWTP MBR CMAR Presentation 17 August 2023
- Texoma Quarterly - City of Sherman, GTUA and NTMWD Coordination Meeting 14 August 2023
- TI SM1 Permit Coordination, 22 August 2023
- TI Utilities Meeting, 30 August 2023
- Sherman WTP Bi-Weekly Status Meetings, 2 and 30 August 2023
- Weekly WTP Concentrate Discharge System meetings, 3, 10, and 31 August 2023
- Weekly 36-Inch Water Main meetings, 3, 10, 17, 24, and 31 August 2023
- Weekly WWTP meetings 8, 15, 22 and 29 August 2023
- Bi-weekly program team meeting to prepare for CoS meetings, 8 and 22 August 2023
- Bi-weekly program team meetings with CoS, 9 and 23 August 2023
- Weekly Program Management team meetings to coordinate program oversight, review budget and schedule, discuss risk management, and other program management activities
- Coordinated and facilitated discussions and potential resolutions with all parties related to Garney's initial GMP on the 36" inch West Sherman Water Main and Concentrate Discharge projects

B. Program Metrics

Program Manager Contract Start date: 08/01/2022

Program Manager Contract End date: 07/31/2024

Forecasted overall Program completion: 09/30/2027



C. Program Management Plan (PMP)

The program management plan is current.

D. Risk Management

Risks are evaluated regularly by the Program Management team. New risks are added, risk rankings are modified, and risks are closed based on the current project status and progress. Forty-eight risk items have now been identified. Of these 48 risks, 10 have been closed; 21 have an assigned Risk Rating of Low or Moderate and are being monitored; 15 have a Risk

Rating of High and are being monitored closely and mitigation strategies are being implemented through design, procurement, and contract coordination to avoid or mitigate these risks; and, one item continues with a Risk Rating of Very High where mitigation activities have been implemented to reduce the impact of these items as noted:

- Long lead procurement for electrical equipment for the Concentrate Discharge system could delay completion of this project. This would impact on the WTP project as well. Garney's CMAR contract has been amended to include the Concentrate Discharge System and procurement of long lead items has been initiated to shorten the anticipated construction schedule. Present schedules indicate that the WTP project may be completed before the Concentrate Discharge, which could delay commissioning of the WTP. Construction sequencing and options for temporary pumping to the Concentrate Discharge System force main and discharge channel are being evaluated to limit this risk.

E. Other Program Management Support

Program management activities that are ongoing and were continued through this reporting period include:

- Program Schedule- The program schedule is reviewed bi-weekly or as needed to assess status. As new information is available or as individual schedules are modified the program schedule is updated. Schedules for recently added projects have been received and incorporated into the overall Program Schedule
- Program Budget- The Program budget, hours expended, and current budget status are reviewed by-weekly, or as needed to assess status and to identify areas of concern where adjustments may be necessary. The PgM continues to evaluate a potential re-allocation of funds within the existing budget to reflect actual costs and Program Management Activities to date.
- Dashboard- The project Dashboard is updated routinely to provide a high-level status of key program parameters.
- Coordination and oversight- In addition to the formal meetings and reviews cited above, PgM continues to coordinate with the design consultants, the CMAR contractors, construction contractors, utility providers, TI and other stakeholders to keep the

program progressing effectively, identify and resolve issues and concerns, and to keep CoS informed of progress, issues, and decisions / input required.

III. DESIGN

A. Sherman WTP Concentrate Discharge – Design Consultant: Pape-Dawson

- Review of the 100% design with the CMAR contractor resulted in minor changes that will be included in the Final Drawing Set
- Splitter Box – Geotechnical and Subsurface Utility Engineering work has been completed and design work has been scheduled.
- GMP price negotiations and value engineering

Project Schedule

- Completed Subsurface Utility Engineering (SUE) for Splitter Box design.
- Completed Geotechnical Investigation and Report for Splitter Box design.

B. Lake Texoma Raw Water Pump Station (LTPS) – Design Consultant: FNI

- 30% Design drawings were submitted on 8/14/2023.
- Design oversight activities were conducted.
- Freeze and Nichols, NTMWD, and the City met to discuss the yard piping layout and bridge access, further coordination necessary

Project Schedule

- 60% Design Submittal due 23 October 2023

C. Water Treatment Plant (WTP) – Design Consultant: Garver

Package 1 - 5 MGD WTP Expansion (UF/RO and HSPS) – North WTP

The design phase is complete.

Package 2 - 15 MGD WTP (UF/RO) – South WTP

- 60% Design Drawings and Specifications were submitted on 8/17/2023.
- Design oversight activities were conducted.
- Design review workshops to be scheduled and held in September.

- Bi-weekly virtual meetings are conducted to track progress and coordinate design efforts.

Package 2 (15 MGD) Disinfection Testing

- Pilot Building and Schedules were coordinated.
- On-site pilot plant development and coordination continued.

Schedule

- 90% Design drawings and specifications due 2/23/2024

D. 36" West Sherman Water Main – Design Consultant: FNI

- Progress meetings, 3, 10, 17, 24, and 31 August 2023
- Ongoing discussions regarding potential design revisions
- Coordinated with KHA and Spiars on the overhead electrical along Shepherd Drive
- Coordinated with KHA on the crossings and casings at Shepherd Drive
- Coordinated with TI on proposed service stub locations and flow lines.
- Coordinated crossing permits and encroachments.
- Support for easement acquisition ongoing

Schedule

- Substantial Completion: 02/14/2025
- Final Completion: 04/15/2025

E. 2 MG Elevated Storage Tank (EST) – Design Consultant: FNI

Design

- Design oversight activities completed on 90% design and specifications.

Schedule

- 100% Design Submittal: 15 September 2023
- Final Sealed Design Submittal: 13 October 2023

F. Wastewater Treatment Plant (WWTP) – Design Consultant: Plummer

Sherman WWTP Masterplan

The Master plan is currently being developed.

SOUTH WWTP – MBR

- 30% Design documents were submitted on 8/6/2023.
- Draft Preliminary Design Report was submitted on 8/16/2023.
- Development of maximum headworks values for the MBR plant and the Post Oak WWTP is in progress.
- Design workshops, internal and with CoS, were held to discuss process areas and design considerations.

Schedule

Preliminary schedule

- 60% Design: January 2024
- 90% Design: March 2024

G. Shepherd Drive – Design Consultant: Kimley-Horn

- Design oversight services are complete.

H. 100 MG Terminal Storage Reservoir – Design Consultant: FNI.

- Site selection and hydraulic memorandums under development
- Contracts established and fieldwork scheduled to support design.
- Ongoing coordination with CoS and PD on project needs and schedule.

Schedule

- Site selection and hydraulic memorandum: 9 September 2023
- Site layout and land access permits: 29 September 2023
- Preliminary Design (30%): 11 December 2023

IV. CONTRACT PROCUREMENT SUPPORT

A. Sherman WTP Concentrate Discharge – Design Consultant: Pape-Dawson

Garney CMAR support

- Solicitation Set #1, Vertical Turbine Pumps and Electrical Equipment were received, evaluated, and low bid bidder selected.

- Solicitation Set #2 preparation was initiated and is currently being affected by the value engineering and alternatives process and delayed until the end of October.

B. LTPS – Design Consultant: FNI

- MCC/Switchgear and Pump - 9/11/23 (open bids)
- Valve package: 18 September 2023 (submit to City)

C. WTP – Design Consultant: Garver**New 15 MGD WTP (UF/RO and HSPS)**

No procurement activity during this reporting period

10 MGD EDR Rehabilitation

- Package 2, valves has been advertised.
- Package 2 (meters and Guage Sets) will go for approval in September 2023.

D. 36" West Sherman Water Main – Design Consultant: Freese & Nichols

- Bid package 4 (installation) scheduled 09/06/2023.

E. 2 MG EST – Design Consultant: FNI

Coordination with Tank Manufacturers is ongoing.

F. South WWTP - MBR – Design Consultant: Plummer

- The MBR preselection package documents were advertised. Two addenda have been posted, and a third addendum is in progress
- CMAR Presentation 17 August 2023
- CMAR Selection Recommendation by the Program Manager

G. Shepherd Drive – Design Consultant: Kimley-Horn

- KH is working with CoS for a contract amendment to provide additional bid phase services.
- City Council awarded contract to Mario Sinacola & Sons on 8/21/23.

H. Terminal Storage Reservoir – Design consultant: FNI

- No reportable actions this reporting period

V. CONSTRUCTION MANAGEMENT

A. Concentrate Discharge and Outfall – Design Consultant: Pape-Dawson

- No reportable actions this reporting period

B. LTPS – Design Consultant: Freese & Nichols

- No reportable actions this reporting period

C. WTP – Design Consultant: Garver; Contractor: Archer Western

5 MGD WTP Expansion (UF/RO and HSPS)

Garver provided the following services:

- Reviewed submittals and RFIs from pre-purchased equipment suppliers and the general contractor
- Reviewed contractor's and pre-purchased equipment supplier's pay applications
- Coordinated and participated in August progress meeting
- Provided on-site inspections, including photos and daily reports

Archer Western (AW) performed the following work:

- Removed forms and patched the concrete wall in the Membrane room.
- Started the installation of the stainless-steel tubes in trench at UF feed strainers.
- Started the excavation of the 12" ROS membrane bldg.
- Demoing the existing pump pad at the HSPS.
- Started fabrication of the rebar & forms for the new pump pad at the HSPS
- Installed pipe hangers for 6" air pipe.
- Started the prefabrication of uni-strut supports for the chemical area, installed uni-strut supports in the ceiling for 6" Air for UF Train.
- Set the 6" ALP Line from Blower in place.
- Started to core drill the concrete for 12' ROS pipe in the Membrane BLDG.
- Core drilling the floor in Electric Room HSPS
- AW received, unloaded, and moved the new RO Units inside the Membrane BLDG.
- Core drilled the floor in the Electric Room at the HSPS.
- Installed conduct sleeves in equipment pads & grouted voids

15 MGD WTP (UF/RO)

No reportable activity for this reporting period.

D. 36" West Sherman Water Main – Design Consultant: FNI; CMAR Contractor: Garney

Garney is providing pre-construction services and coordinating with installation contractors to begin construction

E. 2 MG EST – Design Consultant: FNI

No reportable actions this period

F. South WWTP - MBR – Design Consultant: Plummer

No reportable actions this period

G. Shepherd Drive– Design Consultant: Kimley-Horn

City Council awarded contract to Mario Sinacola & Sons on 8/21/23

Construction Schedule being finalized

H. 100 MG Terminal Reservoir – Design Consultant: FNI

- No reportable actions this reporting period

VI. SUPPORT SERVICES**A. Easement Acquisition Oversight****Concentrate Discharge and Outfall**

Surveys have been completed. Survey for 101 Ranchers LLC (101 Ranchers) was finalized and provided to the appraiser. Force main alignment revised based on property owner's request.

36" West Sherman Water Main

All Initial Offers have been mailed out and twenty-six final offers mailed out. Currently, there are seventeen parcels in negotiations and ten pending closing through the title company. Ten parcels have closed, and nine parcels are pending condemnation action. 7Arrows has worked through most of the easements associated with the City of Sherman and TI. Possession of all easements is anticipated to be completed by 31 December 2023. 7Arrows will continue to

follow the acquisition process as the City continues to participate in negotiations and if necessary, proceeds to condemnation.

Shepherd Drive

No additional information for this reporting period

100 MG Terminal Storage Reservoir

- CoS is managing communication with the property owner’s legal counsel (Charles McFarland)
- FNI has provided details regarding on-site work planned and the anticipated schedule.

I. Permit Oversight

Concentrate Discharge

- Texas Commission on Environmental Quality (TCEQ) permit has been approved.
- CoS is working with the Texas Department of Transportation (TxDOT) for the County Road FM 1417 Crossing Permit has been approved.

Shepherd Drive

No actions for this reporting period

J. Franchise Utility Coordination

Shepherd Drive

- Coordination with Oncor transmission and distribution team is ongoing.
- Continued coordination with NTMWD

VII. CRITICAL POINTS and INFORMATION NEEDS.

A. Issues, Concerns, and Information Needs.

Sherman WTP Concentrate Discharge and Outfall

- Coordination of GMP pricing, scope modifications and value engineering

Lake Texoma Pump Station

- Additional coordination is required with NTMWD to confirm if they will use the 54" pipeline in the future, what type of butterfly valve they require for the tie-ins and if a final solution can be found for the bridge access. Continued development of 60% design of items not requiring NTMWD coordination

WTP Expansion UF/RO

None reported for this reporting period.

5 MGD WTP (UF/RO and HSPS)

None reported for this reporting period.

36" West Sherman Water Main

None reported for this reporting period.

2 MG EST

- Coordinate and finalize property acquisition and easement documents with Freese and Nichols

South WWTP- MBR

- Equipment lead times for the MBR plant may be a concern. Electrical items have a lead time of about one year. The decision was made to include primary electrical equipment (pad-mounted switchgear, generators, and transformers) for the MBR plant in the electrical project.
- Earlier in 2023, it was noted TI could expect a site-specific limit for fluoride. In the past month, TI expressed interest in the timeline of developing the site-specific limit and what the value would be as this would affect the required pretreatment. This item has prompted restarting weekly meetings between TI, the City, and the project team.
- CMAR onboarding and scheduling of task force meetings for specific design areas for the MBR plant could be an issue. The CMAR has presented an aggressive schedule. The task force meetings need to be scheduled in a timely manner. This could be a concern with schedules of participants

Shepherd Drive

None reported for this reporting period.

VIII. OBJECTIVES FOR NEXT 30- AND 60- DAYS

A. Concentrate Discharge System

- Work through pricing/GMP with Garney
- Work through remaining easement negotiations
- Bid Package #2 end of October

B. Lake Texoma Pump Station

- Continue development of pump station header and piping design
- Advertise the Pump and MCC procurement Packages.
- Follow up meeting with NTMWD operations team

C. WTP UF/RO

(Garver)

Package 1 5MGD WTP (UF/RO and HSPS)

- Continue providing review of submittals and RFIs from pre-purchased and pre-negotiated equipment, suppliers, and the general contractor

Package 2 (15 MGD) WTP Expansion Preliminary Design

- Submit 60% design drawings and specifications
- Conduct bi-weekly virtual workshops

Disinfection Testing

- Continue development/coordination of on-site pilot plan.

5 MGD WTP (UF/RO and HSPS)

(Archer Western)

- Continue receiving various equipment
- Assembly and Installation activities

D. 36-Inch Water Main

- Complete land acquisition documents.

- Incorporate revisions into final signed drawings for the August Bid Package 4 advertisement

E. 2 MG Elevated Storage Tank

- Submittal of 100% design drawings and specifications

F. WWTP Improvements

Information Gathering

- Provide test results for the existing industries and concentrate line at the water treatment plant. The City will provide this information when it becomes available.

Sherman WWTP Masterplan

- Model the Post Oak WWTP without the contributions from the South Interceptor
- Prepare the draft Masterplan report for review.

South Wastewater Treatment Plant - MBR

- Prepare and submit scope and fee revisions for MBR plant (Amendment No. 2).
- CMAR contract approval by City Council expected on 18 September 2023
- Continue the detailed design phase for the MBR plant. Several design packages will be included, which will be prioritized according to the CMAR's construction schedule.
- Select the MBR equipment supplier
- Coordinate with the City and industries on local limits and pretreatment needs

G. Shepherd Drive

- Continue Program oversight during construction

H. 100 MG Terminal Storage Reservoir

- Continue Program Design oversight activities
- Continue real property coordination

Appendix A - Program Master Schedule

Program Management Services for Major Infrastructure Improvements
Program Cost Summary

Appendix B - Program Cost Summary Report



Invoice Period from 07/29/23 to 08/25/23

Project Name	Contract Type	Progress % Complete	Contract Amount	Total Billed to Date	Previous Billed to Date	Current Billing	Remaining
Program Management		53.3%	\$ 9,204,126.00	\$ 3,974,391.87	\$ 3,661,197.84	\$ 313,194.03	\$ 5,229,734.13
Program Manager	LS & T&M	53.3%	\$ 9,204,126.00	\$ 3,974,391.87	\$ 3,661,197.84	\$ 313,194.03	\$ 5,229,734.13
Design Consultants		20.1%	\$ 42,762,440.00	\$ 17,390,599.07	\$ 16,266,428.45	\$ 1,124,170.62	\$ 25,371,840.93
Garver - 5 MGD WTP N UF/RO (Pkg 1)	LS & T&M	68.5%	\$ 1,858,919.00	\$ 1,273,810.30	\$ 1,252,377.94	\$ 21,432.36	\$ 585,108.70
Garver - 15 MGD WTP S UF/RO (Pkg 2)	LS & T&M	48.0%	\$ 14,318,009.00	\$ 6,876,065.30	\$ 6,357,913.13	\$ 518,152.17	\$ 7,441,943.70
PD - WTP Concentrate Discharge System	T&M	78.3%	\$ 1,043,780.00	\$ 817,583.75	\$ 811,102.75	\$ 6,481.00	\$ 226,196.25
FNI - 36" W Sherman Water Main	LS & T&M	69.4%	\$ 6,213,760.00	\$ 4,311,473.35	\$ 4,185,104.91	\$ 126,368.44	\$ 1,902,286.65
FNI - 2 MG Elevated Storage Tank	LS & T&M	40.0%	\$ 695,730.00	\$ 278,364.75	\$ 245,661.62	\$ 32,703.13	\$ 417,365.25
FNI - LTPS Expansion 2023	LS & T&M	32.0%	\$ 1,831,500.00	\$ 586,705.49	\$ 528,792.20	\$ 57,913.29	\$ 1,244,794.51
Plummer - WWTP Masterplan	LS & T&M	56.3%	\$ 2,073,011.00	\$ 1,167,866.56	\$ 1,154,912.41	\$ 12,954.15	\$ 905,144.44
Plummer - South WWTP - MBR	LS & T&M	9.3%	\$ 11,369,931.00	\$ 1,062,558.02	\$ 720,579.14	\$ 341,978.88	\$ 10,307,372.98
FNI - 100 MG Terminal Storage Reservoir	LS & T&M	2.6%	\$ 2,173,000.00	\$ 56,925.18	\$ 56,925.18	\$ -	\$ 2,116,074.82
KH - Shepherd Dr Road	LS & T&M	80.2%	\$ 1,136,800.00	\$ 911,246.37	\$ 905,059.17	\$ 6,187.20	\$ 225,553.63
Construction		19.3%	\$ 14,517,166.13	\$ 3,070,957.40	\$ 2,759,388.30	\$ 311,569.10	\$ 11,446,208.73
AW - 5 MGD WTP N UF/RO	Lumpsum	21.0%	\$ 11,221,699.13	\$ 2,356,022.00	\$ 2,101,682.80	\$ 254,339.20	\$ 8,865,677.13
H2O - 5 MGD WTP N UF/RO	Lumpsum	9.0%	\$ 2,428,869.00	\$ 217,886.90	\$ 217,886.90	\$ -	\$ 2,210,982.10
Garney - 36" W Sherman WM Pre-Construction	Lumpsum	75.0%	\$ 588,598.00	\$ 441,448.50	\$ 412,018.60	\$ 29,429.90	\$ 147,149.50
Garney - Concentrate Discharge Pre-Construction	Lumpsum	20.0%	\$ 278,000.00	\$ 55,600.00	\$ 27,800.00	\$ 27,800.00	\$ 222,400.00
TOTAL			\$ 66,483,732.13	\$ 24,435,948.34	\$ 22,687,014.59	\$ 1,748,933.75	\$ 42,047,783.79

AGENDA ITEM VIII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. VIII

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

CONSIDER AND ACT UPON KIEWIT WATER FACILITIES SOUTH COMPANY'S GUARANTEED MAXIMUM PRICE A, B, AND C FOR CITY OF SHERMAN'S SOUTH WASTEWATER TREATMENT PLANT – MBR PROJECT.

ISSUE

Consider and act upon Kiewit Water Facilities South Company's Guaranteed Maximum Price A, B, and C for City of Sherman's South Wastewater Treatment Plant – MBR Project.

BACKGROUND

Due to rapid industrial and municipal growth currently being experienced by the City of Sherman, the Wastewater Treatment Plant has to be expanded to meet expected flow and effluent characteristics. Given these characteristics, our engineers recommended a Membrane Biological Reactor (MBR) as the treatment method that will be required to meet the TCEQ requirements. In order to meet the abbreviated timeline, the method of construction delivery chosen was Construction Manager at Risk, or CMAR. Requests for Qualifications (RFQ's) were submitted with three construction firms submitting Statement of Qualifications (SOQ's). The contractor chosen to undertake the new Wastewater Treatment Plant – MBR was Kiewit Water Facilities South, Co.

The engineers have undertaken pre-selection of various long lead time equipment to save as much time as possible. Further, the contractor, now procured, is also undertaking pre-procurement to expedite time of delivery.

CONSIDERATIONS

The City of Sherman is requesting approval of allocated funds to utilize procurement of materials. All materials will be competitively sought by the required bidding process. This request will provide funds to undertake tasks associated with starting the massive project.

Based on the GMP proposals for GMP - A (General Conditions), GMP - B (Site Services), and GMP – C (Early Procurement, submitted on October 4, 2023, Kiewit has proposed to establish the progressive Guaranteed Maximum Price (GMP) increase from \$2,865,000.00 (Preconstruction Services and Procurement Services) for this first package per the terms of their CMAR contract of \$54,248,451.85. Kiewit is required to prepare this GMP for the Owner's review and acceptance. The total CMAR contract price will increase to be \$57,113,451.85. This project is funded through the 2023A Greater Texoma Utility Authority (GTUA) Open Market Bonds.

STAFF RECOMMENDATIONS

The Authority Staff recommends award the Guaranteed Maximum Price A, B, C, for Kiewit Water Facilities South Co for the South Wastewater Treatment Plant – MBR Project, increasing the contract amount to \$57,113,451.85. This item is contingent upon the City's approval.

ATTACHMENT

Engineer's Letter of Recommendation
Kiewit Water Facilities South Co Proposal

October 11, 2023

GTUA/City of Sherman
220 W Mulberry St.
P.O. Box 1106
Sherman, TX 75091
(903) 892-7208

Re: South Wastewater Treatment Plant - MBR Project
CMAR Contract Amendment 01

Dear GTUA/City of Sherman:

On October 9, 2023 a proposal was received by the Program Team from Kiewit Water Facilities South Co. for Progressive Guaranteed Maximum Price (GMP) Packages A, B, and C. Each package further described as:

GMP A – General Conditions Package. Includes items described in the construction contract as General Conditions related to CMAR staff, facilities, and equipment needed to complete the construction project that are not related to specific work packages. The CMAR cost request for this item of work is \$16,866,305.00.

GMP B – Site Services Package. Includes items of work that are intended to be dispersed among many project construction work packages and are not otherwise accounted for in General Conditions. The CMAR cost request for this item of work is \$18,399,017.31.

GMP C – Early Procurement Package. Includes funding authorization for the first three equipment procurement packages that were initiated prior to CMAR involvement in procurement. The CMAR estimated cost request for this item is \$10,000,000.00. The procurement packages include:

- Membrane Biological Reactor Equipment (Equipment Package 1). This equipment package was advertised by Plummer Associates and a best value selection was made to select Veolia Water Technologies & Solutions in the amount of \$3,987,000.00. Evaluation and Recommendation by engineer are attached.
- Electrical Equipment (Equipment Package 2). This equipment package was advertised by Plummer Associates with a recommendation to forward to the CMAR

to continue procurement. The package has an estimated value of approximately \$3,000,000.

- Equipment Preselection Package 1 (Equipment Package 3). This equipment package was advertised by Plummer Associates. Bids are to be received on 10/17/2023 followed by an evaluation and recommendation for award of contract. The procurement will be completed by the CMAR. The estimated cost of this package is approximately \$3,000,000.

The Proposal from Kiewit is attached to this letter with detailed backup of each of these cost requests and additional CMAR Fee and Contingency Fee summarized. The total project funding request is \$54,248,451.85. By authorizing this amendment, the following contract adjustments will be made:

Original Contract Value	\$ 2,865,000.00
Previous Amendments	\$ 0
Proposed Amendment 01	<u>\$ 54,248,451.85</u>
Revised Total Contract Value	\$ 57,113,451.85

The Program Management Team recommends approval of Amendment 01 as has been presented.

Sincerely,



Toby Flinn, PE
Program Manager

Attachments:

1. Kiewit Proposal dated October 4, 2023
2. Plummer Recommendation Letter dated October 3, 2023

South Wastewater Treatment Plant – MBR Project



GMP Proposal Submissions for:

GMPA – General Conditions

GMPB – Site Services

GMPC – Early Procurement

Submitted: October 4, 2023



October 4, 2023

Mr. Tom Pruitt, PE
City of Sherman
220 W. Mulberry Street
Sherman, TX 75090

RE: General Conditions, Site Services, and Early Procurement

Dear Mr. Pruitt:

Kiewit Water Facilities South Co. is hereby submitting a proposal for the initial work packages for the South Wastewater Treatment Plant – MBR Project. The packages are General Conditions, Site Services, and Early Procurement. In addition to establishing each package's value, this submission intends to establish the previously variable percentages for General Conditions and Contingency along with providing guidance and considerations related to their intended use.

Given the project's level of development, Kiewit is relying on the limited information provided to date combined with assumptions to formulate this proposal. As discussed at the interview, meetings and Partnering session, Kiewit has already begun advancing these scopes in good faith to support achievement of Substantial Completion by April 30, 2025. This proposal is based on the integrated schedule submitted September 29, 2023, titled City of Sherman WWTP – CMAR Baseline Schedule – Live.

General Conditions scope is based on a combination of Specification 01 01 01 Article 4 along with the other Division 1 specifications provided with the RFP, the Agreement, and the General Conditions. The pricing anticipates initial mobilization activities starting the week of October 16, 2023, Substantial Completion by April 30, 2025, and Final Completion by July 26, 2025. This scope is submitted as a lump sum to be billed against the proposed schedule of values. As indicated in the Organizational Chart, the staff required to supervise and administer the direct work packages will be included in the package they will support. Kiewit is proposing to establish a General Condition Fee of 12.2% (\$16,866,305.00 (General Conditions) / Cost of Work Plus Contingency (\$138,367,439.73)) that will be in addition to the established Lump Sum for GCs if the overall \$155 Million Budget is exceeded.

Site Services contains sitewide support not specifically defined as General Conditions or directly attributable to any other work package. Within this scope are the remainder of facilities, site establishment, material management, support staff, and other items necessary for organizing, supporting, and controlling the project. The services provided in this scope allow for increased availability, higher quality, minimized redundancy, and less congestion. This scope is submitted as a lump sum to be billed against the proposed schedule of values. If the overall project schedule increases, or the value exceeds \$155 Million, this package may require additional funding that would be negotiated via the change management process.

Early Procurement contains a projected value for the pre-selected equipment that will be transferred to Kiewit to contract and expedite. This package is expected to be billed as Time



and Materials. Any time spent supporting the negotiations, submittals, and supplier quality surveillance (aka site inspections) until it arrives on the project will also be billed against this value. Once the materials arrive onsite, they will be offloaded by Site Services and held until the Package assigned installation responsibility is ready to install. The subcontractor responsible for installation must participate in the Material Receiving Report (MRR) during offloading and perform care and maintenance from the time the equipment is received.

Contingency was proposed to fall within 3%-12% of the overall contract value, Kiewit is proposing to set this percentage at 9%, based on an expectation of reasonable negotiations for work package establishment, commitment to a functional and collaborative change management process, and an understanding that the entire team will support efficient work packaging, planning, submittals, execution, inspection, and startup. Kiewit reserves the right to discuss additional contingency if project and scope evolution are not advancing as currently envisioned.

Below is a table comparing the current proposed values to the overall project budget to help understand how this funding authorization fits within the overall projected construction budget. It is important to note that Kiewit has not yet had time to perform a cost model and design is not yet available, so all values listed in the table below for future packages are at a "Greensheet" or "Rough Order of Magnitude" (ROM) level based on experience with similar work.

GMP	GMP/Work Package Name	Previous	Current	Remaining	Forecast Value	Target
PCSA	Preconstruction Services	\$ 1,950,000.00	\$ -	\$ -	\$ 1,950,000.00	9/18/23
PCSB	Procurement Services	\$ 915,000.00	\$ -	\$ -	\$ 915,000.00	9/18/23
	Preconstruction Lump Sum	\$ 2,865,000.00	\$ -	\$ -	\$ 2,865,000.00	
GMPA	General Conditions	\$ -	\$ 16,866,305.00		\$ 16,866,305.00	10/16/23
GMPB	Site Services	\$ -	\$ 18,399,017.31	\$ -	\$ 18,399,017.31	10/16/23
GMPC	Early Procurement	\$ -	\$ 10,000,000.00	\$ -	\$ 10,000,000.00	10/16/23
GMPD	Early Grading, Excavation, SOE, Dewatering	\$ -	\$ -	\$ 3,500,000.00	\$ 3,500,000.00	11/20/23
GMPE	Electrical Support, Finegrade, Backfill	\$ -	\$ -	\$ 5,000,000.00	\$ 5,000,000.00	12/18/23
GMPF	Underground Piping	\$ -	\$ -	\$ 11,000,000.00	\$ 11,000,000.00	12/18/23
GMPG	Concrete, Miscellaneous Metals	\$ -	\$ -	\$ 19,000,000.00	\$ 19,000,000.00	12/18/23
GMPH	Electrical, Instrumentation	\$ -	\$ -	\$ 17,000,000.00	\$ 17,000,000.00	12/18/23
GMPI	Process Mechanical	\$ -	\$ -	\$ 13,000,000.00	\$ 13,000,000.00	1/15/24
GMPJ	Building Trades	\$ -	\$ -	\$ 9,000,000.00	\$ 9,000,000.00	1/15/24
GMPK	Site Finishes and Startup Support	\$ -	\$ -	\$ 4,177,282.95	\$ 4,177,282.95	5/20/24
	Cost of Work	\$ -	\$ 45,265,322.31	\$ 81,677,282.95	\$126,942,605.26	
	9% Contingency		\$ 4,073,879.01	\$ 7,350,955.47	\$ 11,424,834.47	
	Cost of Work plus Contingency		\$ 49,339,201.32	\$ 89,028,238.42	\$138,367,439.73	
	9.95% CMAR Fee	\$ -	\$ 4,909,250.53	\$ 8,858,309.72	\$ 13,767,560.25	
	Construction Total	\$ -	\$ 54,248,451.85	\$ 97,886,548.14	\$152,134,999.99	
	Preconstruction Plus Construction Total	\$ 2,865,000.00	\$ 54,248,451.85	\$ 97,886,548.14	\$154,999,999.99	

Respectfully,

Colin Bunker
Kiewit Water Facilities South Co.
Sponsor

Table Of Contents

- 1) Executive Summary**
 - 2) Drawings, Specifications, and other Contract Documents**
 - 3) Variations, Clarifications, Assumptions, Exclusions**
 - 4) Pricing Summary**
 - a. General Conditions
 - b. Site Services
 - c. Early Procurement
 - d. Contingency, Allowance, and Unit Prices
 - e. Schedule of Values
 - 5) Progress Schedule**
-
-

South Wastewater Treatment Plant – MBR Project

TO: City of Sherman/GTUA/Pape-Dawson

DATE: 10/4/2023

FROM: Kiewit

SUBJECT: Executive Summary – General Conditions, Site Services, and Early Procurement

COPIES: Transmitted Electronically via Email

GMP Overview

The following proposal includes General Conditions, Site Services, and Early Procurement. Each Work Package is comprised of various Bid Packages that are described in Tables 1 and 2.

Table 1: Work Packages

Work Package ID	Work Package Name	Associated Bid Packages
GMPA	General Conditions	BP02-001, BP03-001, 003, 011 to 017, 029-032, 039-045
GMPB	Site Services	BP03-All (Except those listed above)
GMPC	Early Procurement	BP01-All
GMPD	Early Grading, Excavation, SOE, Dewatering	TBD
GMPE	Electrical Support, Finegrade, Backfill	TBD
GMPF	Underground Piping	TBD
GMPG	Concrete, Miscellaneous Metals	TBD
GMPH	Electrical, Instrumentation	TBD
GMPI	Process Mechanical	TBD
GMPJ	Building Trades	TBD
GMPK	Site Finishes and Startup Support	TBD

General Conditions

General Conditions were described to varying extents in the RFP Division 1 Specifications, the Agreement, and the General Conditions.

- 1) Specification 01 01 01 CMAR Services Article 4 specified that the following be provided:
 - a. Administration and Management Services – Generally defines a full-time staff that manages construction and all other duties and obligations that would be customary for a General Contractor. Specifications 01 31 00, 01 31 00, 00 31 13, 01 31 24, and 01 32 34 further describe requirements relating to Administration and Management. Some of the requirements contained in those specifications have been classified as Site Services as seen by bid package descriptions.
 - b. Time Management Services – Generally requires maintaining a master schedule, reviewing schedules from Subcontractors and Suppliers, and managing Subcontractors and Suppliers to maintain adequate

South Wastewater Treatment Plant – MBR Project
GMP Scope of Work

workforce and equipment to complete the Project within the Contract Time. Specification 01 32 16 further describes requirements related to Construction Progress Schedules.

- c. Cost Management Services – Generally requires cash flow, earned value, contingency tracking, and total construction cost forecasting. Specification 01 29 00 further describes requirements related to Payment Procedures.
- d. Risk Management Services – Manage implementation of Risk Management Plan.
- e. Starting and Adjusting Services – Implement the Starting and Adjusting Plan.
- f. Warranty Correction Work – Correct defects in the Work during the warranty period.

2) Agreement

- a. The agreement generally provides guidance as it relates to executing the tasks described above.

3) Standard General Conditions of the Construction Contract Article 11.01.A.1.c 1-14.

- a. Labor and Management costs not directly tied to direct performance of the work (1), including all transportation, travel, and subsistence (2).
- b. Bonds and Insurance (3), Taxes (6), Deposits Lost (8), Capital Expenses (13)
- c. Deductible Cost for Losses and Damage (9)
- d. Offices (4), Minor Expenses (11), Office Expenses (12)
- e. Permit Costs for Site Establishment (7)

Site Services

- 1) Site Services supply items that are required by the entire project, but are more efficiently consolidated as they allow for increased availability, higher quality, minimization of redundancy, and lessen congestion. Rather than describe each item, it is best to reference Table 2: Bid Packages for all scopes not defined previously as Site Services or Early Procurement.

Table 2: Bid Packages

Bid Package ID	Bid Package Name
BP01-001	Early Procurement
BP02-001	General Conditions Staff
BP03-001	Site Service Support Staff
BP03-002	Site Service Equipment
BP03-003	Temporary Structures and Construction Devices
BP03-004	Supplemental Engineering (BIM Coordination)
BP03-005	Fencing
BP03-006	Turnstiles (NOT USED)
BP03-007	Security Service
BP03-008	Camera, Site Security Equipment
BP03-009	Storm Water Management (includes pumps, hoses, perimeter control)
BP03-010	Site Development and Maintenance (Roads, laydown, site prep, drainage)
BP03-011	Office Trailer Setup
BP03-012	Office Trailer Rent

South Wastewater Treatment Plant – MBR Project
GMP Scope of Work

BP03-013	Printers
BP03-014	IT (Servers and equipment including monitors)
BP03-015	Door Security and Badging (NOT USED)
BP03-016	AV (Projectors, TVs, and conference equipment)
BP03-017	Furniture
BP03-018	Connexes
BP03-019	Maintenance Facilities
BP03-020	Maintenance Labor
BP03-021	Fueling Facility
BP03-022	Maintenance Equipment
BP03-023	Maintenance Environmental Services (Fluid recycling and/or disposal from Vehicles)
BP03-024	Crane Mats and Rigging
BP03-025	Warehouse (Incl. HVAC, Roll up Doors, Etc.)
BP03-026	Warehouse Software
BP03-027	Warehouse Shelving (furnishing)
BP03-028	Warehouse and Material Management Craft Support
BP03-029	Utility Installation (internet, water, electric, sewer)
BP03-030	Utility Costs Ongoing (internet, water, electric, sewer)
BP03-031	UAV Topography and Photos (Propellor)
BP03-032	Survey Supplies
BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting, Supplies, Labor, Equipment)
BP03-034	Craft Support - Water and Ice
BP03-035	Craft Support - Restrooms
BP03-036	Craft Support - Waste Management
BP03-037	Craft Support - Street Sweeping
BP03-038	Craft Support - Access and Road Maintenance (includes materials)
BP03-039	Quality Testing (Soil, Concrete, NDT, etc.)
BP03-040	Quality Inspection Services
BP03-041	Quality Supplies and Consumables
BP03-042	Supplier Quality Surveillance
BP03-043	Quality Testing Facilities
BP03-044	Office Supplies and Consumables
BP03-045	Office Cleaning
BP03-046	Pest Control
BP03-047	Project Signage
BP03-048	Site Trucking
BP03-049	Traffic Control, Signage, Barricades, Ropes, Etc.
BP03-050	Decking

The Site Services scope is anticipated to run from October 2023 through July of 2025 which should coincide with

Final Completion. The services listed and provided are critical to the CMAR's ability to manage the project per the Contract documents, procedural requirements as outlined in the project management documents, and to satisfy best management practices. Any variation in these services could affect the CMAR's ability to manage to the contract documents and best management practices standards.

The overall scope of work is to provide temporary facilities and controls to allow on site management of the construction of the project. This includes items such as, but not limited to; labor to establish the site, grading for temporary construction trailers and maintenance facilities, infrastructure to support temporary facilities and labor forces, site photography, implementation of the Storm Water Pollution Prevention Plan (SWPPP), maintenance of the SWPPP, security, site fencing, IT, temporary power and utility infrastructure costs, storm water management and best management practice installations, third party quality control testing, and labor to maintain the project site over the course of construction execution. Many of these costs are based on unit pricing, lump sum, and time and materials for supervision and craft support.

The CMAR solicited, coordinated, and executed this GMP development per the CMAR Agreement and specifications. The speed of project execution has limited our ability to collaborate in depth but there has been discussion and review of certain scopes during task force meetings. Potential subcontractors and vendors have been identified by the CMAR and contacted for pricing, where timing allowed. Other scope values have been based on similar pricing from other projects or previous experience. Depending on the criticality of the scope, some were evaluated using qualitative as well as quantitative results.

Early Procurement

- 1) Completed Equipment Packages – **GMP Proposal to be provided once selection and pricing are finalized for both packages.**
 - a. Equipment Package 1 – Membrane Biological Reactor
 - i. This equipment package was advertised by Plummer Associates on behalf of the Owner in August 2023. Proposals were publicly opened on 9/13/2023. Plummer Associates in cooperation with the Owner has evaluated and recommended the contract be awarded to Veolia Water Technologies & Solutions in the amount of \$3,987,000.00.
 - b. Equipment Package 2 – Electrical Equipment Package Number 1
 - i. This equipment package was advertised by Plummer Associates on behalf of the Owner in August 2023 and may be referred to as Electrical Equipment Package Number 1. Proposals were publicly opened on 9/26/2023. Plummer Associates in cooperation with the Owner has evaluated and recommended the contract be awarded to TBD in the amount of TBD.
- 2) Incomplete Equipment Packages – **GMP Proposal to be provided once the selection and pricing are finalized for this package.**
 - a. Equipment Package 3 – Equipment Preselection Package 1
 - i. This equipment package was advertised by Plummer Associates on behalf of the Owner in September 2023. The procurement is open at this time. Bids are to be received on 10/17/2023. The remainder of this equipment procurement is to be completed by Kiewit within the preconstruction contract item for Procurement Services. Bids are to be opened and evaluated by Kiewit and the Owner, after which this package will be included as a Progressive GMP Amendment to the construction contract.

Contract and Payment Mechanism

It is expected that the components of this work package approval will be invoiced as stated below for each BP:

1. General Conditions – Will be invoiced a Lump Sum per agreed schedule of values.

South Wastewater Treatment Plant – MBR Project
GMP Scope of Work

2. Site Services – Will be invoiced as a Lump Sum per agreed schedule of values.
3. Early Procurement – Will be invoiced as Time and Materials.
4. Contingency – Contingency will be allocated to Cost of Work according to the change management process then invoiced accordingly, generally as a lump sum.
5. Construction Fee Insurance will be invoiced at the percentages defined in the Agreement.

South Wastewater Treatment Plant – MBR Project

TO: City of Sherman/GTUA/Pape-Dawson

DATE: 10/4/2023

FROM: Kiewit

SUBJECT: Drawings, Specifications, and other Contract Documents

COPIES: Transmitted Electronically via Email

Plans and Specifications

The following listing of plans, specifications, and documents were used in the development of self-performed or vendor bid packages for this GMP.

Plans and Sketches

- COSK-PLA-TDD0001 3D SITE PLAN CONCEPT_2023-08-04
- COSK-PLA-TDD0002 G-001_SITE PLAN
- COSK-PLA-TDD0003 46 53 49.20 Membrane Biological Reactors Flat Plate Type_2023-08-04
- COSK-PLA-TDD0004 G-002_PROCESS FLOW
- COSK-PLA-TDD0005 G-003_HYDRAULIC PROFILE
- COSK-PLA-TDD0006 2023-08-04_Specs_TOC, DIV 00, &46 53 49.20
- COSK-PLA-TDD0007 2023-08-04_MBR (FLAT PLATE TYPE) P&IDs
- COSK-PLA-TDD0008 2023-08-04_MBR (Flat Plate) Drawings
- COSK-PLA-TDD0009 Preliminary Equipment & Design Criteria Summary_2023-08-04
- COSK-PLA-TDD0010 Yard Piping Schedule List
- COSK-PLA-TDD0011 ELECTRICAL ONE-LINES
- COSK-PLA-TDD0012 2023 0804 COARSE SCREENING & LS P&IDs
- COSK-PLA-TDD0013 2023 0804 I-201 FINE SCREENING P&ID-Layout1
- COSK-PLA-TDD0014 2023 0804 X-XXX_EQ BASIN-P&ID
- COSK-PLA-TDD0015 2023 0804 X-XXX_FILTERS P&ID-Layout1
- COSK-PLA-TDD0016 M-330 EQ TANK PLANS AND SECTIONS
- COSK-PLA-TDD0017 M-332 DOME WALL AND FOOTING
- COSK-PLA-TDD0018 M-333 TANK PIPING
- COSK-PLA-TDD0019 M-334 TANK LADDERS AND HATCHES
- COSK-PLA-TDD0020 M-335 MISCELLANEOUS APPURTENANCE

Sherman_MBR plant only_20230810_Buildout_v3

Sherman_MBR plant only_20230810_Phase_1A_v3

PDR_Sherman South WWTP-MBR_Final_v1combined_seals

Item No.	Bid Package	Item Description	Date Added to Log	Assumption, Clarification, Exception, Risk Item
1	BP03-042	Supplier Quality Surveillance	9/28/2023	Inclusive of Travel and other expenses.
2	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume stripping topsoil at a depth of 6" deep hauling and stock piling on site
3	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume balancing site based on using square footage of areas at a depth of 2' deep to make level pads.
4	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume weight of soil at 125 Lb per cubic foot.
5	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume mixing lime at a depth of 1 foot @ 8% lime
6	BP03-017	Furniture	9/28/2023	Furniture assumes 48 FTE staff at \$1,600 per each FTE
7	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume placing geogrid under all yards/roads/parking areas.
8	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume placing 6" of base rock over all yards/roads/parking areas @ 2TN per Cy (this unit weight includes the yield)
9	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume putting temp drainage under roads at 13 locations, using 36" cnp at 40LF of pipe per crossing.
10	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Removal of temp drainage and final grading are anticipated to be executed in a future package
11	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume excavating a 3 foot deep V ditch on both sides of all roads.
12	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Assume all materials to remain on site, no site restoration cost is included. CMAR has assumed that the base course used for roadways and temporary laydown, will be hauled off site and disposed of in a later package
13	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	Maintenance of laydown, roadways, and parking areas included
14	BP03-010	Site Development (Roads, laydown, site prep, drainage)	9/28/2023	This package represents the CMARs proposed plan for temp site roadways, laydown areas, and trailer areas necessary for the project, but in no way should be considered inclusive of any modifications or additions. Should the plan change, those changes may be built into future packages.
15	BP03-007	Security Services	9/29/2023	Assuming no security guard will be required.
16	BP03-024	Crane Mats and Rigging	9/29/2023	Assume all Crane mats are new material purchases
17	BP03-024	Crane Mats and Rigging	9/29/2023	Assume Crane mats are priced @ 50 New Crane Mats 12" x 4' x 30' Hardwood
18	BP03-024	Crane Mats and Rigging	9/29/2023	Pricing excludes tax
19	BP03-024	Crane Mats and Rigging	10/2/2023	Pricing excludes Rigging pricing
20	BP03-048	Site Trucking	9/29/2023	Assume pricing is based of 600 hrs of End/flatbed.belly dump truck usage @ \$130/Hr
21	BP03-048	Site Trucking	9/29/2023	Pricing has a minimum of 6hrs per unit.
22	BP03-049	Traffic Control, Signage, Barricades, Ropes, Etc.	9/29/2023	Pricing has a 20% Escalation built in based of historical data from 2020
23	BP03-045	Office Cleaning	9/29/2023	Assuming Cleaning service twice a week for 18 months (78 weeks) @ \$1,800 per week. If additional services are required, cost will be captured in future bid packages
24	BP03-042	Supplier Quality Surveillance	10/1/2023	Excludes costs from significant engineering and schedule changes.
25	BP03-007	Security Services	10/1/2023	Excludes potential overtime and holiday costs
26	BP03-013	Printers	10/2/2023	Priced at an 18 month Lease @ \$1764.50. Any additional capabilities may create the need to replace the machines at a different or increased cost.
27	BP03-014	IT (Servers and Equipment Including Monitors	10/2/2023	Pricing includes dock stations, 2 monitors, Keyboard and Mouse for staff of 30
28	BP03-023	Maintenance Environmental Services (Fluids from Vehicle)	10/2/2023	Pricing is based of average service cost on past projects @ \$1,538 per month for 18 months
29	BP03-023	Maintenance Environmental Services (Fluids from Vehicle)	10/2/2023	Pricing excludes any set up cost
30	BP03-023	Maintenance Environmental Services (Fluids from Vehicle)	10/2/2023	Historical pricing based of Safety Kleen invoices located in Fort Worth TX
31	BP03-032	Survey Supplies	10/2/2023	Price does not include Day to Day equipment needed, such as Lathe, Hubs, Upside down paint, 60d nails, Ribbon, Marker
32	BP03-031	UAV Topography and Photos (Propellor)	10/2/2023	Price does not include software needed for Photos (Still waiting on 2nd half of quote)
33	BP03-031	UAV Topography and Photos (Propellor)	10/3/2023	Price includes Drone purchase and aerial photos once a week for 78 weeks @ ~\$400 an upload
34	BP03-033	Temporary Consumption Power Costs	10/2/2023	Consumption costs for temporary construction power is included, any consumption costs related to start-up/commissioning is not included
35	BP03-005	Fencing (temp and permanent)	10/2/2023	Temp pricing includes sales tax.
36	BP03-005	Fencing (temp and permanent)	10/2/2023	Temp pricing does not include prevailing wage
37	BP03-005	Fencing (temp and permanent)	10/2/2023	Temp assuming linear foot for job site is 3,962 feet and rental services for up to 24 months
38	BP03-023	Maintenance Environmental Services (Fluids from Vehicles)	10/2/2023	Pricing based on historical pricing

Item No.	Bid Package	Item Description	Date Added to Log	Assumption, Clarification, Exception, Risk Item
39	BP03-008	Camera, Site Security Equipment	10/2/2023	Quote includes cameras and alarm systems broken down by each unit plex
40	BP03-008	Camera, Site Security Equipment	10/2/2023	CMAR has not included movement of any cameras or poles
41	BP03-039	Quality Testing (Soil, Concrete, NDT, etc.)	10/2/2023	Estimated pricing is based off a historical ROUGH average price of 2% total project value
42	BP03-039	Quality Testing (Soil, Concrete, NDT, etc.)	10/2/2023	Some Testing will be self performed to control schedule and cost
43	BP03-039	Quality Testing (Soil, Concrete, NDT, etc.)	10/2/2023	Multiple companies have been contacted and are prepared to quote once receiving an idea of services needed
44	BP03-047	Project Signage	10/2/2023	Pricing is based solely off historical average PO's for Blue Sky project
45	BP03-047	Project Signage	10/2/2023	Plug price assumes 4 separate PO's @ \$2500 EA
46	BP03-005	Fencing (temp and permanent)	10/2/2023	Assumes permanent fencing will be 6' barbed wire, 2x 20' wide double swing gates, 4x 4' pedestrian gates, 1 additional mobilization
47	BP03-005	Fencing (temp and permanent)	10/2/2023	Permanent pricing was derived from Samsung Solar which was 19x the amount of fencing that Sherman requires, Assumes a \$5,000 adder will cover the increased cost from a lower qty.
48	BP03-005	Fencing (temp and permanent)	10/2/2023	Assumes 6' temporary chain link fence
49	BP03-018	Connexes	10/2/2023	Estimated 3 connexes using Blue Sky Pre FFU price per 1. Adder assumes 10% bump in price from 2022 price used in Blue Sky doc.
50	BP03-026	Warehouse Software	10/2/2023	Includes 2 years of MVP, 2 years of Mobile CMMS, SAP, 1 printer and labels
51	BP03-027	Warehouse Shelving	10/2/2023	Assumes add \$2,500 covers freight, excludes tax.
52	BP03-025	Warehouse (incl HVAC, Roll Up Doors, etc.)	10/2/2023	Assumes 6,048 sqft, 3 steel doors, 2 OH doors. Excludes Tax, security, and freight costs. Assumes a 10% increase from Blue Sky's Austin 2022 pricing to Dallas area 2023 pricing.
53	BP03-002	Cost Basis	10/2/2023	Standard Shift Arrangements 10 Hours per Shift, 1 Shift per Day, 5 Days per Week.
54	BP03-002	Cost Basis	10/2/2023	Fuel Rates per AAA Month Ago Average.
55	BP03-040	Inspection Services	10/3/2023	Special Inspections as defined by the International Building Code is excluded.
56	BP03-009	SWPPP	10/3/2023	Carried cost to Design and procure SWPPP for the South Plant Only based on plant layout provided
57	BP03-009	SWPPP	10/3/2023	Maintenance of SWPPP will be performed by the CMAR
58	BP02-001	General Conditions	10/3/2023	No warranties beyond 1 year. Additional warranties can be added in future packages
59	BP03-003	TSCD	10/3/2023	No scaffolding included in GCs and Site Services. Cost will be included in future packages if scaffolding is utilized
60	BP03-024	Crane Mats and Rigging	10/3/2023	Carried the cost to establish the crane pads once. Any future costs will be carried in future packages
61	BP03-002	Site Service Equipment (Including Cranes)	10/3/2023	Klein tank assumed onsite from Nov 23 - July 25 = 90 weeks. Captured for full duration of project
62	BP02-001	General Conditions	10/3/2023	Electrical, Concrete, and other discipline Superintendents are not included in GCs. Staff like this will be captured in future bid packages
63	BP03-001	Support Staff	10/3/2023	Construction Engineering personnel are included in the GCs and Site Services bid packages. Additional Construction Engineering staff will be added in future bid packages.
64	BP03-001	Support Staff	10/3/2023	We have carried a Startup Manager to shape the plans. Additional Support Staff will be added in future bid packages to support startup
65	BP10-002	Remove Temp Facilities, Demobilization, Final Clean, Site Roads, Restoration, Seeding	10/3/2023	Demobe has been deferred. Will be included in future bid packages for startup/demobe.
66	BP03-033	Temporary Electrical	10/3/2023	Exclude power for startup. Will be carried in future packages
67	BP03-030	Utility Costs Ongoing (internet, water, electric, sewer)	10/3/2023	Exclude water for startup. Will be carried in future packages
68	BP03-029	Utility Installation (internet, water, electric, sewer)	10/3/2023	Assuming Engineer and Owner can use our internet when initially installed
69	BP03-001	Support Staff	10/3/2023	Assuming 228 weeks of craft labor tax equalization @ 50DMH/Wk = 11,400 DMH @ \$10/DMH = \$114,000
70	BP03-001	Support Staff	10/3/2023	Assume Safety Supplies @ \$1.83/DMH (per Blue Sky)
71	BP03-034	Craft Support - Water and Ice	10/3/2023	Water and Ice has been priced in this bid package for GCs and Site Services. Additional Water and Ice cost will be captured in future bid packages for direct work associated with those packages
72	BP03-036	Craft Support - Waste Management	10/3/2023	Trash Removal has been priced in this bid package for GCs and Site Services. Additional Trash Removal will be captured in future bid packages for direct work associated with those packages

Item No.	Bid Package	Item Description	Date Added to Log	Assumption, Clarification, Exception, Risk Item
73	BP03-035	Craft Support - Restrooms	10/3/2023	Chemical Toilets has been priced in this bid package for GCs and Site Services. Additional Chemical Toilets will be captured in future bid packages for direct work associated with those packages
74	BP03-001	Support Staff	10/3/2023	Drug Testing has been priced in this bid package for GCs and Site Services. Additional Drug Testing will be captured in future bid packages for direct work associated with those packages
75	BP03-002	Site Service Equipment (Including Cranes)	10/3/2023	Fuel escalation has been excluded from GCs and Site Services
76	BP03-001	Support Staff	10/3/2023	Assume jobsite snow removal craft labor - 4 months a year @ 80 hr/mo x 2 winters = 640 hrs @ full wage with sub. Labor Foreman and Journeyman
77	BP03-001	Support Staff	10/3/2023	Assume site services craft working 60 hr/wk
78	BP03-001	Support Staff	10/3/2023	Include Electrician Move Bonus and Core Travel Incentive in the Site Services package. (Exclude from the electrical package)
79	BP01-001	Early Procurement A	10/3/2023	Include \$10m in process mechanical in Bid Package for GCs, Site Services, and Early Procurement. \$4m for MBR, \$6m for other
80	BP02-001	General Conditions	10/3/2023	Assume 9% Contingency Funds
81	BP03-016	AV (Projectors, TVs, and Conference Equipment)	10/3/2023	Quote assumes 5 conference room tvs with wall mounts and HDMI cords
82	BP03-040	Quality Inspection Services	10/3/2023	Without having specifications for testing and inspections, we have assumed \$1m for this scope based on historical prices
83	BP02-001	General Conditions	10/3/2023	Exclusion: any deductibles will be billed against contingency
84	BP02-001	General Conditions	10/3/2023	Warranty corrections are not covered by work packages. They will be covered by contingency
85	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	All base rock, lime slurry, hourly trucking and geogrid for roads/laydown/parking areas is based on quoted prices. All other material prices are based on historical prices.
86	BP03-002	Site Services Equipment (Including Cranes)	10/4/2023	Only routine housekeeping sweeping has been included. Any additional sweeping necessary to comply with permit requirements or specifically needed to support the direct performance of the work, will be added to the applicable GMP and bid package
87	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	CMAR has assumed stockpiling of materials in areas indicated.
88	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	CMAR has assumed unrestricted access to the work areas.
89	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	CMAR has assumed geotechnical conditions as represented and provided.
90	BP03-002	Site Services Equipment (Including Cranes)	10/4/2023	The list of equipment provided is not to be deemed whole and inclusive of all/every piece of equipment that may be necessary to execute or support the work.
91	BP03-002	Site Services Equipment (Including Cranes)	10/4/2023	Any special labor required to re-equip or modify cranes beyond their standard configuration to support means and methods of construction, has not been included.
92	BP03-002	Site Services Equipment (Including Cranes)	10/4/2023	Equipment rates are based on Equipment Watch Blue Book rates for the assumed equipment model and year
93	BP03-044	Office Supplies and Consumables	10/4/2023	Pricing based on historical past cost
94	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	CMAR will procure and pay for the temporary electrical permit(s)
95	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Trenching is included for installaiton of UG runs. Rock excavation, if any, is not included
96	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Temp electrical installation will not be in compliance with specifications. Additionally, any temporary MV distribution equipment, transformers, switchboards, and general power equipment will be manufacturer standard for the temporary application and will not meet equipment specification standards.
97	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Temporary electrical costs for distribution of power across project site for construction are included in this bid package. Facility lighting or any specialty power required are not included.
98	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Assumed "MVSG" arc resistant switchgear is NOT required for Temporary gear.
99	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Assumed fused switches are acceptable for the medium voltage distribution in lieu of breakers for temporary gear.
100	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Assumed aluminum power cables is acceptable for temporary gear.

Item No.	Bid Package	Item Description	Date Added to Log	Assumption, Clarification, Exception, Risk Item
101	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Lighting at craft and staff parking lots warehouse, maintenance shop, and parking lot entrance road only.
102	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Warehouse is turnkey and will require only single connection.
103	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	No concrete encasement of conduit is included.
104	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	Removal of temporary power has been included.
105	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	CMAR included generators to power the early trailers for the period before temporary power is installed and operational.
106	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	No salvage value is included for electrical equipment or materials.
107	BP03-033	Temporary Electrical - Site Support (Gear, Distribution, Lighting (Interior and Parking), Supplies, Labor, Equipment)	10/4/2023	The CMAR has assumed no conflicts for utilities existing, or any other projects, that do not match plan.
108	BP03-009	SWPPP	10/4/2023	Cost includes installation of SWPPP items based on preliminary design. Finalized design and cost to be included in later packages.
109	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	The CMAR has assumed and priced a TXDOT aggregate base course for use in all temp roadways and laydown areas.
110	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	CMAR has assumed no stockpile seeding. Any stockpile seeding cost will be included in future packages.
111	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	No stockpile management has been included.
112	BP03-010	Site Development (Roads, laydown, site prep, drainage)	10/4/2023	The City of Sherman Standard Specifications and Details were used to develop the cost for the temporary water and sewer lines for the trailer connections.
113	BP03-010	Temp Water and Temp Sewer	10/4/2023	Assumed 4' of cover for all temporary utility lines which includes temp water, temp sewer and temp electric.
114	BP03-010	Temp Water and Temp Sewer	10/4/2023	Trenching is included for installation of UG runs. Rock excavation, if any, is not included
115	BP03-010	Temp Water and Temp Sewer	10/4/2023	Main sewer is 6" PVC SDR 35 with 4" branch with a tie-in to a 12" main line
116	BP03-010	Temp Water and Temp Sewer	10/4/2023	Potable water is a 4" C900 assumed by spec with a 2" service branches and poly wrap
117	BP03-010	Temp Water and Temp Sewer	10/4/2023	A backflow preventor is included in the cost
118	BP03-028	Warehouse and Material Craft Support	10/4/2023	transportation & logistics craft support.
119	BP03-028	Warehouse and Material Craft Support	10/4/2023	coordinator for 74 man weeks, a material clerk for 20 man
120	BP03-028	Warehouse and Material Craft Support	10/4/2023	Excludes additional time if project dates extend out.
121	BP03-001	Procurement Support	10/4/2023	33 man weeks of procurement lead support for execution, 87
122	BP03-044	Office Supplies and Consumables	10/4/2023	Man-Weeks for construction staff until April 2025

Price Basis: General Conditions, Site Services, Early Procurement, and Contingency

Description	Quantity	Unit Of Measure	Total Price
General Conditions			\$16,866,305.00
Bonds & Permits			
Payment and Performance Bond (\$4.00/\$1,000 for \$155M)	155,000.00	K\$	\$620,000.00
Builders' Risk Insurance (\$0.1618 per \$100 for \$155M)	155,000.00	K\$	\$403,354.00
Permits (includes SWPPP & SPCC Design)	45.00	K\$	\$45,000.00
Staff			
Sponsor	82.00	MWk	\$820,000.00
Project Manager	85.00	MWk	\$765,000.00
Construction Manager	85.00	MWk	\$765,000.00
Project Engineer / Scheduler / Commercial Manager	240.00	MWk	\$1,680,000.00
Document Control	86.00	MWk	\$516,000.00
Design Manager	43.00	MWk	\$550,400.00
Design Engineers	97.00	MWk	\$970,000.00
Startup & Performance Testing Manager	69.00	MWk	\$621,000.00
Safety Manager	112.00	MWk	\$672,000.00
Safety Engineer	67.00	MWk	\$335,000.00
Quality Managers	171.00	MWk	\$1,026,000.00
Quality Engineers	230.00	MWk	\$1,150,000.00
Survey Manager	86.00	MWk	\$688,000.00
Survey Engineers	129.00	MWk	\$774,000.00
Senior Business Manager	78.00	MWk	\$468,000.00
Business Manager	61.00	MWk	\$366,000.00
Administrative - Certified Payroll	69.00	MWk	\$276,000.00
Clerks	141.00	MWk	\$564,000.00
Interns	65.00	MWk	\$260,000.00
Quality Inspection / Testing / Consumables			
Quality Supplies & Consumables	401.00	MWk	\$96,240.00
Third Party Inspection and Testing- SQS Plant Visits	3.00	Ea	\$15,000.00
Third Party Other Inspections and Tests	414.00	MWk	\$1,000,000.00
Survey Equipment / Supplies			
Survey Equipment and Supplies	215.00	MWk	\$107,500.00
Outside Survey	9.00	Wk	\$75,000.00
Other Survey Items - Initial Equipment Purchase & Drone	78.00	Wk	\$179,000.00
Office Trailers			
Office Trailers Rental Cost	60.00	Mo	\$316,892.00
Mobe / Skirting Office Trailers	1.00	PLS	\$212,319.00
Office Utilities Including Power, Water and Gas Costs	60.00	Mo	\$41,000.00
Job Office Setup	10,800.00	SF	\$60,264.00
Decking Trailers	1,000.00	SF	\$150,000.00

Price Basis: General Conditions, Site Services, Early Procurement, and Contingency

Description	Quantity	Unit Of Measure	Total Price
Owner Trailer Three-Plex (36x60)	20.00	Mo	\$60,910.00
Owner Trailer Mobe / Setup & Skirting	1.00	PLS	\$42,926.00
Owner Trailer Equipment/Furniture	1.00	Ea	\$10,000.00
Owner Trailer / Supplies / Cleaning	20.00	Mo	\$14,500.00
Partnering			
Partnering and Teambuilding	16.00	Mo	\$150,000.00
Site Services			\$18,399,017.31
Staff			
Site Services Superintendent	95.00	MWk	\$855,000.00
Equipment Superintendent	94.00	MWk	\$658,000.00
Procurement Manager / Procurement	47.00	MWk	\$376,000.00
Warehouseman Manager	60.00	MWk	\$98,330.40
Warehouse Craft Person	60.00	MWk	\$86,112.48
Equipment Mobilization			
Equipment Mobilization	28.00	Ea	\$179,648.00
Equipment Moves	14.00	Ea	\$89,824.00
Equipment Setup & Dismantle	2.80	Ea	\$40,418.00
Klein Tank Setup	1.00	Ea	\$3,512.75
Temporary Laydown			
Laydown	72,734.00	SY	\$3,480,741.61
Temporary Barrier - Pedestrian Walkway			
Temporary Barrier - Load / Haul / Set K Rail	920.00	LF	\$27,240.79
PM - K Rail Pedestrian Walkway (20' Sticks)	920.00	LF	\$47,803.20
Security Setup			
Security Setup (Cameras, Motion Detectors etc.)	1.00	PLS	\$25,000.00
Temporary Fencing			
Temporary Fencing and Gates	2,996.00	LF	\$44,940.00
Temporary Electrical Power			
Temporary Electrical - Installation and Removal	1.00	PLS	\$712,928.00
Temporary Electrical Field- Power Consumption Cost	1.00	PLS	\$218,000.00
Temp Utilities- Sewer & Water			
Sanitary Sewer & Potable Water Line	3,724.00	LF	\$420,500.54
Temp Utilities - Purchase Construction Water	8,329.00	MGal	\$45,080.71
Temp Utilities - Water Meter	1.00	Each	\$2,165.00
Warehouse Setup			
Warehouse Slab & Installation	1.00	PLS	\$174,200.00
Maintenance Facility			
Maintenance Facility Slab & Installation	1.00	PLS	\$280,500.00
Maintenance Facility Rental	16.00	Mo	\$236,944.00

Price Basis: General Conditions, Site Services, Early Procurement, and Contingency

Description	Quantity	Unit Of Measure	Total Price
Crane Pads & Mats			
Crane Pads & Mats	1.00	PLS	\$74,865.98
Site Services			
Snow Removal	35.00	Wk	\$38,595.90
Site Services - Construction Equipment			
Light Plants (4 ea)	52.00	Wk	\$98,280.00
Klein Tank	90.00	Wk	\$74,880.00
Road Broom	52.00	Wk	\$213,241.60
Loader	52.00	Wk	\$190,444.80
Skid Steer Tracked	52.00	Wk	\$152,193.60
10K Forklift	52.00	Wk	\$114,899.20
Motor Grader 140M	52.00	Wk	\$251,908.80
84" Roller	12.00	Wk	\$85,612.80
200 Ton Crawler Crane (3 ea)	163.00	Wk	\$4,088,365.94
75 Ton RT Crane (2 ea)	142.00	Wk	\$1,392,054.38
4 MG Water Truck	90.00	Wk	\$429,192.00
Trailer/Float	90.00	Wk	\$40,680.00
Truck for Trailer	90.00	Wk	\$266,904.00
Site Services - Craft Labor			
Craft Labor	577.00	Wk	\$1,514,260.21
Craft Labor Travel Incentive	46,000.00	MH	\$89,000.00
Safety Supplies	46,000.00	MH	\$85,172.88
Employee Performance Recognition	46,000.00	MH	\$23,271.28
Craft Labor Site Services - Water & Ice Distribution	46,000.00	MH	\$27,925.54
Craft Labor Site Services - Trash Removal	46,000.00	MH	\$30,252.66
Craft Labor Site Services - Chemical Toilets	46,000.00	MH	\$32,579.79
Craft Labor Site Services - Drug Testing	46,000.00	MH	\$2,327.13
Craft Labor Site Services - Other	46,000.00	MH	\$0.00
Craft Labor Site Services - Saturdays	108.88	K\$	\$110,230.39
Warehouse Forklift			
Forklift Site Services: Warehouse	52.00	Wk	\$225,804.80
Temp Environmental Controls			
Temp Site Enviro Controls - Protective Fencing (Silt Fence)	3,228.00	LF	\$12,957.51
Temp Site Enviro Controls - Truck Wheel Wash	1.00	Ea	\$1,605.64
Temp Site Enviro Controls - Rock Check Dams	103.00	Ea	\$41,345.21
Temp Site Enviro Controls - Construction Entrance	356.00	SY	\$7,430.90
Maintain Temporary Site Environmental Controls	90.00	Wk	\$85,830.71
STS - Initial Environmental Material	1.00	PLS	\$72,137.80
STS - Maintain Environmental Material (25% of Initial Purchase)	1.00	PLS	\$17,753.00

Price Basis: General Conditions, Site Services, Early Procurement, and Contingency

Description	Quantity	Unit Of Measure	Total Price
Site Fencing			
Site Fencing	2,569.00	LF	\$44,186.80
20' Vehicle Gates	4.00	Ea	\$6,000.00
4' Pedestrian Gates	2.00	Ea	\$5,000.00
Electrical			
Temp Power Trenching	850.00	CY	\$34,876.18
Craft Labor Site Services Escalation			
Craft Wages	146.07	K\$	\$146,070.20
Craft MH Supplies & Consumables			
Site Services / Temp Enviro / Electrical MH Supplies & Consumables	46,000.00	MH	\$167,990.23
Early Procurement			\$10,000,000.00
Early Procurement	1.00	PLS	\$10,000,000.00
Contingency			\$4,073,879.01
Contingency @ 9%	4,073.88	K\$	\$4,073,879.01
Subtotal			\$49,339,201.32
CMAR Fee			\$4,909,250.53
CMAR Fee @ 9.95%	4,909.25	K\$	\$4,909,250.53
Total			\$54,248,451.85

City of Sherman South WWTP - MBR Org Chart



Precon/GC

General Conditions

Preconstruction

Future Work Packages

Site Services

City of Sherman WWTP - CMAR Baseline Schedule - LIVE		ALL ACTIVITIES					DATA DATE: 30-Sep-23																							
Activity ID	Activity Name	OD	RD	% Comp	Start	Finish	2024												2025											
							O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S
Preconstruction Services		225	191		21-Aug-23 A	03-Jul-24																								
PRE-100	CMAR Construction Administration and Management Planning (4.1.1 / 4.1.6)	220	191	13.18%	21-Aug-23 A	03-Jul-24	CMAR Construction Administration and Management Planning																							
PRE-110	Kickoff / Partnering / Workshops / and Progress Meetings (4.1.2 / 4.1.5)	220	191	13.18%	21-Aug-23 A	03-Jul-24	Kickoff / Partnering / Workshops / and Progress Meetings																							
PRE-140	Develop Safety / Risk / Quality / Document / Schedule / Cost Management Plans (4.1.7)	60	20	66.67%	21-Aug-23 A	27-Oct-23	Develop Safety / Risk / Quality / Document / Schedule / Cost Management Plans (4.1.7)																							
PRE-120	Cost Model - 30% (Preliminary GMP / Risk Register / and Schedule 4.1.3)	30	20	33.33%	18-Sep-23 A	27-Oct-23	Cost Model - 30% (Preliminary GMP / Risk Register / and Schedule 4.1.3)																							
PRE-130	Perform Value Engineering and Cost Saving Analysis - As Needed (4.1.11)	145	135	6.9%	18-Sep-23 A	15-Apr-24	Perform Value Engineering and Cost Saving Analysis - As Needed																							
PRE-150	Design Review / Phasing / Alternative Analysis / and Constructability - 60% (4.1.4)	110	110	0%	23-Oct-23	01-Apr-24	Design Review / Phasing / Alternative Analysis / and Constructability - 60%																							
PRE-160	Design Review / Phasing / Alternative Analysis / and Constructability - 90% (4.1.4)	100	100	0%	19-Dec-23	10-May-24	Design Review / Phasing / Alternative Analysis / and Constructability - 90%																							
Preconstruction		210	191		21-Aug-23 A	03-Jul-24																								
Procurement Services		210	191		21-Aug-23 A	03-Jul-24																								
PRO-SERV-100	Develop Procurement Plan (Agree on Work Packages 4.1.10)	40	10	75%	21-Aug-23 A	13-Oct-23	Develop Procurement Plan (Agree on Work Packages 4.1.10)																							
PRO-SERV-110	Create Initial Work Packaging Recommendation (4.1.8)	20	1	95%	21-Aug-23 A	02-Oct-23	Create Initial Work Packaging Recommendation (4.1.8)																							
PRO-SERV-120	Develop Procurement Package A/B/C	20	1	95%	05-Sep-23 A	02-Oct-23	Develop Procurement Package A/B/C																							
PRO-SERV-130	Bid / Review / Negotiate / Award Procurement Package A/B/D	20	11	45%	18-Sep-23 A	16-Oct-23	Bid / Review / Negotiate / Award Procurement Package A/B/D																							
PRO-SERV-140	Develop Procurement Package D	10	10	0%	02-Oct-23	16-Oct-23	Develop Procurement Package D																							
PRO-SERV-150	Develop Outreach Materials / Hold Outreach	10	10	0%	03-Oct-23	16-Oct-23	Develop Outreach Materials / Hold Outreach																							
PRO-SERV-160	Develop Procurement Package E/F/G/H	15	15	0%	16-Oct-23	03-Nov-23	Develop Procurement Package E/F/G/H																							
PRO-SERV-170	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package A/B/C	10	10	0%	17-Oct-23	30-Oct-23	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package A/B/C																							
PRO-SERV-190	Bid / Review / Negotiate / Award Procurement Package D	25	25	0%	17-Oct-23	20-Nov-23	Bid / Review / Negotiate / Award Procurement Package D																							
PRO-SERV-180	Develop Procurement Package I/J	20	20	0%	23-Oct-23	17-Nov-23	Develop Procurement Package I/J																							
PRO-SERV-200	Bid / Review / Negotiate / Award Procurement Package E/F/G/H	25	25	0%	06-Nov-23	12-Dec-23	Bid / Review / Negotiate / Award Procurement Package E/F/G/H																							
PRO-SERV-210	Bid / Review / Negotiate / Award Procurement Package I/J	30	30	0%	20-Nov-23	05-Jan-24	Bid / Review / Negotiate / Award Procurement Package I/J																							
PRO-SERV-220	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package D	10	10	0%	21-Nov-23	06-Dec-23	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package D																							
PRO-SERV-230	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package E/F/G/H	10	10	0%	13-Dec-23	28-Dec-23	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package E/F/G/H																							
PRO-SERV-240	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package I/J	90	90	0%	08-Jan-24	13-May-24	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package I/J																							
PRO-SERV-250	Develop Procurement Package K	20	20	0%	15-Apr-24	13-May-24	Develop Procurement Package K																							
PRO-SERV-260	Bid / Review / Negotiate / Award Procurement Package K	25	25	0%	13-May-24	17-Jun-24	Bid / Review / Negotiate / Award Procurement Package K																							
PRO-SERV-270	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package K	12	12	0%	18-Jun-24	03-Jul-24	Contract and Complete Pre-Mobilization Paperwork and Procurement Procurement Package K																							
Procurement		30	30		21-Aug-23 A	10-Nov-23																								
Owner Supplied Equipment		30	0		21-Aug-23 A	18-Sep-23 A																								
PRO-OS-100	Bid Electrical Switchgear, Transformers, Generator	30	0	100%	21-Aug-23 A	18-Sep-23 A	Bid Electrical Switchgear, Transformers, Generator																							
Owner Pre-Selected Equipment		30	30		21-Aug-23 A	10-Nov-23																								
PRO-OS-110	Bid Electrical - Switchboard, Panels, ATS, VFD, Xformer	5	5	0%	21-Aug-23 A	06-Oct-23	Bid Electrical - Switchboard, Panels, ATS, VFD, Xformer																							
PRO-OS-120	Bid Long Lead 1 - Pumps, Effluent Filter, EQ, Screens	5	10	0%	24-Sep-23 A	13-Oct-23	Bid Long Lead 1 - Pumps, Effluent Filter, EQ, Screens																							
PRO-OS-130	Bid Long Lead 2 - Chem, Valves, Pipe, Aeration, Mixing, Grit, Blowers	10	10	0%	02-Oct-23*	13-Oct-23	Bid Long Lead 2 - Chem, Valves, Pipe, Aeration, Mixing, Grit, Blowers																							
PRO-OS-140	Bid Long Lead 3 - HVAC and Remaining Process	10	10	0%	30-Oct-23*	10-Nov-23	Bid Long Lead 3 - HVAC and Remaining Process																							
Contracts		30	30		16-Oct-23	28-Nov-23																								
PRO-K-100	Coarse Screen Washer/Compactor	30	30	0%	16-Oct-23	28-Nov-23	Coarse Screen Washer/Compactor																							
PRO-K-110	Submersible Pumps	30	30	0%	16-Oct-23	28-Nov-23	Submersible Pumps																							
PRO-K-120	Grit Removal Unit (Vortex)	30	30	0%	16-Oct-23	28-Nov-23	Grit Removal Unit (Vortex)																							
PRO-K-130	Grit Pumps	30	30	0%	16-Oct-23	28-Nov-23	Grit Pumps																							
PRO-K-140	Grit Classifier	30	30	0%	16-Oct-23	28-Nov-23	Grit Classifier																							
PRO-K-150	Fine Screen Rotary Drum & Washer/Compactor	30	30	0%	16-Oct-23	28-Nov-23	Fine Screen Rotary Drum & Washer/Compactor																							

- Remaining Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone



City of Sherman WWTP - CMAR Baseline Schedule - LIVE		ALL ACTIVITIES					DATA DATE: 30-Sep-23																									
Activity ID	Activity Name	OD	RD	% Comp	Start	Finish	2024												2025													
							O	N	D	J	F	M	A	M	J	Jul	A	S	O	N	D	J	F	M	A	M	J	Jul	A	S	O	
Vertical Turbine Pumps		10	10		29-Nov-23	12-Dec-23																										
PRO-330	Prepare & Submit Vertical Turbine Pumps Package	5	5	0%	29-Nov-23	05-Dec-23	■ Prepare & Submit Vertical Turbine Pumps Package																									
PRO-334	Review & Approve Vertical Turbine Pumps Package	5	5	0%	06-Dec-23	12-Dec-23	■ Review & Approve Vertical Turbine Pumps Package																									
Submersible Mixers		10	10		29-Nov-23	12-Dec-23																										
PRO-340	Prepare & Submit Vertical Turbine Pumps Package	5	5	0%	29-Nov-23	05-Dec-23	■ Prepare & Submit Vertical Turbine Pumps Package																									
PRO-344	Review & Approve Vertical Turbine Pumps Package	5	5	0%	06-Dec-23	12-Dec-23	■ Review & Approve Vertical Turbine Pumps Package																									
Fabrication & Delivery		180	180		29-Nov-23	15-Aug-24																										
FD-100	Blower (Positive Displacement) - BNR	120	120	0%	29-Nov-23	20-May-24	■ Blower (Positive Displacement) - BNR																									
FD-110	Vertical Turbine Pumps	80	80	0%	13-Dec-23	08-Apr-24	■ Vertical Turbine Pumps																									
FD-120	Submersible Pumps	80	80	0%	16-Feb-24	11-Jun-24	■ Submersible Pumps																									
FD-130	Fine Screen (Rotary Drum)	30	30	0%	16-Feb-24	01-Apr-24	■ Fine Screen (Rotary Drum)																									
FD-140	Fine Screen Washer/Compactor	30	30	0%	16-Feb-24	01-Apr-24	■ Fine Screen Washer/Compactor																									
FD-150	Submersible Mixers	80	80	0%	16-Feb-24	11-Jun-24	■ Submersible Mixers																									
FD-160	Fine Bubble Membrane Disc Diffusers	40	40	0%	16-Feb-24	15-Apr-24	■ Fine Bubble Membrane Disc Diffusers																									
FD-170	Membrane Cartridges	100	100	0%	16-Feb-24	11-Jul-24	■ Membrane Cartridges																									
FD-180	Blowers (Positive Displacement) - MBR	120	120	0%	16-Feb-24	08-Aug-24	■ Blowers (Positive Displacement) - MBR																									
FD-190	Grit Removal Unit (Vortex)	20	20	0%	19-Feb-24	15-Mar-24	■ Grit Removal Unit (Vortex)																									
FD-200	Grit Pumps	20	20	0%	19-Feb-24	15-Mar-24	■ Grit Pumps																									
FD-210	Grit Classifier	20	20	0%	19-Feb-24	15-Mar-24	■ Grit Classifier																									
FD-220	EQ Mixing System Air Compressors	70	70	0%	19-Feb-24	28-May-24	■ EQ Mixing System Air Compressors																									
FD-230	EQ Mixing System Air Receiver Tank	80	80	0%	19-Feb-24	11-Jun-24	■ EQ Mixing System Air Receiver Tank																									
FD-240	EQ Mixing System Diffuser Nozzles	30	30	0%	19-Feb-24	01-Apr-24	■ EQ Mixing System Diffuser Nozzles																									
FD-250	FRP Storage Tanks	100	100	0%	19-Feb-24	11-Jul-24	■ FRP Storage Tanks																									
FD-260	Chemical Feed Pumps (Peristaltic)	60	60	0%	19-Feb-24	13-May-24	■ Chemical Feed Pumps (Peristaltic)																									
FD-270	Slide Gates, Weir Gates, Stop log, Stop Plates	40	40	0%	19-Feb-24	15-Apr-24	■ Slide Gates, Weir Gates, Stop log, Stop Plates																									
FD-280	Coarse Screen	40	40	0%	26-Feb-24	22-Apr-24	■ Coarse Screen																									
FD-290	Coarse Screen Washer/Compactor	40	40	0%	26-Feb-24	22-Apr-24	■ Coarse Screen Washer/Compactor																									
FD-300	Rotary Lobe Pumps	80	80	0%	26-Feb-24	18-Jun-24	■ Rotary Lobe Pumps																									
FD-310	Self-Priming Centrifugal Pumps	120	120	0%	26-Feb-24	15-Aug-24	■ Self-Priming Centrifugal Pumps																									
FD-320	Cloth Media Disk Filters	60	60	0%	26-Feb-24	20-May-24	■ Cloth Media Disk Filters																									
Construction		416	416		20-Oct-23	17-Jun-25																										
Mobilization		416	416		20-Oct-23	17-Jun-25																										
MOB-100	Mobilization / Setup Temporary Facilities	29	29	0%	20-Oct-23	08-Dec-23	■ Mobilization / Setup Temporary Facilities																									
MOB-110	Install SWPPP	9	9	0%	26-Oct-23	09-Nov-23	■ Install SWPPP																									
MOB-130	Prep & Grade for Trailer Complex	5	5	0%	26-Oct-23	01-Nov-23	■ Prep & Grade for Trailer Complex																									
MOB-140	E/L/B Water & Sewer for Trailers	10	10	0%	02-Nov-23	15-Nov-23	■ E/L/B Water & Sewer for Trailers																									
MOB-150	E/L/B Electrical for Trailers	10	10	0%	02-Nov-23	15-Nov-23	■ E/L/B Electrical for Trailers																									
MOB-160	Deliver & Setup Trailers	10	10	0%	06-Nov-23	17-Nov-23	■ Deliver & Setup Trailers																									
MOB-170	Deliver & Install Furniture for Trailers	10	10	0%	20-Nov-23	05-Dec-23	■ Deliver & Install Furniture for Trailers																									
MOB-180	Install IT Equipment	10	10	0%	20-Nov-23	05-Dec-23	■ Install IT Equipment																									
MOB-120	Demobilization / Remove Temporary Facilities / Restore Site / Remove SWPPP	27	27	0%	30-Apr-25	17-Jun-25	■ Demobilization																									
Sitework		222	222		10-Nov-23	30-Sep-24																										
SITE-100	Clear and Grub	5	5	0%	10-Nov-23	17-Nov-23	■ Clear and Grub																									

- Remaining Level of Effort
- Actual Work
- Remaining Work
- Critical Remaining Work
- ◆ Milestone



AGENDA ITEM IX



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. IX

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON SELECTION OF MEMBRANE BIOLOGICAL REACTOR EQUIPMENT
SUPPLIER FOR CITY OF SHERMAN'S SOUTH WASTEWATER TREATMENT PLANT – MBR
PROJECT.**

ISSUE

Consider and act upon selection of Membrane Biological Reactor Equipment Supplier for City of Sherman's South Wastewater Treatment Plant – MBR Project.

BACKGROUND

City of Sherman's Engineers recommendations in a Preliminary Design Report (PDR) indicate that in order to serve the fast-growing needs of the City's industrial, commercial, and residential users, a new wastewater treatment plant would be needed. The expected industrial wastewater quality to treat was such that the upgrades to the existing treatment plant would be overly cost prohibitive, so it was decided to proceed to construct a new wastewater treatment plant (WWTP) called membrane biological reactor, or MBR. Engineers have determined that this type of treatment plant will be able to treat the expected wastewater to State-mandated discharge limits. To meet industrial schedule, the report also indicated this new wastewater treatment plant would need to be online by the first quarter of 2025.

To meet the time constraint delivery of the first quarter 2025, it was decided to proceed with the Construction Manager at Risk, or CMAR, delivery method. The project RFQ was submitted and Kiewit Water Facilities – South, was selected as the construction firm to undertake the work on September 13, 2023. The project has undertaken pre-selection services to get long-lead time materials underway as soon as possible. The first of the pre-procurement equipment is the MBR. Later equipment packages will be lift station pumps, aeration equipment, equalization tank, and chemical feed to name a few.

CONSIDERATIONS

The City received three proposals from qualifying membrane equipment system suppliers on September 13, 2023. The City and their Engineers have reviewed the proposals and have selected Veolia Water Technologies & Solutions based on the evaluation criteria. Below is the ranking for the three suppliers.

Manufacturer	Equipment Proposal Cost	Scoring Summary
Veolia	\$3,987,000	941
Kubota	\$3,213,000	917
Dupont	\$3,562,000	774

STAFF RECOMMENDATIONS

The Authority Staff recommends awarding the Membrane Biological Reactor Equipment to Veolia Water Technologies & Solutions for the South WTP MBR Project. This item is contingent upon the City's approval.

ATTACHMENT

Engineer's Letter of Recommendation



PLUMMER

1422-005-02

10/3/2023

Tom Pruitt, P.E.
Utility Engineer
City of Sherman
City Hall 220 W. Mulberry St.
Sherman, TX 75090

Re: City of Sherman
Public Works #1513-U
South Wastewater Treatment Plant – MBR Project
Selection of Membrane Biological Reactor Equipment System Supplier

Dear Mr. Pruitt:

On Wednesday, September 13, 2023, three proposals from membrane equipment system suppliers were received, opened, and read aloud for the above-referenced project. The membrane equipment system suppliers were qualified to propose based on the Statements of Qualifications received. The bids were evaluated based on the cost and non-cost criteria developed with the City. A summary of the equipment proposal amounts and scoring is below:

Manufacturer	Equipment Proposal Cost	Scoring Summary
Veolia	\$3,987,000.00	941
Kubota	\$3,213,000.00	917
Dupont	\$3,562,000.00	774

Veolia and Kubota provided an optional secondary process design, process model and warranty for consideration by the selection committee. The size reduction of the aerobic zone with the minimum safety factor outlined in the specifications was evaluated. The Engineer does not recommend the City accept the alternative process design as the reduction in footprint of the aerobic zone volume was not significant, and the larger basin provides an additional safety factor for future loads.

Based on a review of the proposals and the determination of the cost and non-cost factors from the proposals received, Plummer recommends the City proceed with Veolia Water Technologies & Solutions as the selected membrane equipment system supplier. The complete bid tabulation as read aloud is attached to this letter for your reference.

If you have any questions concerning this recommendation, please contact me at 817-806-1700. We look forward to continuing working with you during the design and construction of this important project.

Sincerely,

PLUMMER ASSOCIATES, INC.

David Gudal

David A. Gudal, P.E.
Principal

PAM/jbm

Enclosure(s)

cc: Nathan Whiddon, City of Sherman, nathanw@cityofsherman.com
Nathan Zaugg, Carollo, nzaugg@carollo.com
Mark Perkins, Mead and Hunt, mark.perkins@meadhunt.com
Colin Bunker, Kiewit, colin.bunker@kiewit.com

City of Sherman
South Wastewater Treatment Plant - MBR
Preselected Equipment Suppliers - MBR Package
Administrative Check of Required Forms and Documents

ID No.	Item	Reference	Kubota	Veolia	Dupont
1	6 hard copies of sealed proposal submitted (postmarked by 9/13/2023 at 2:30 CST) - to be verified when received	00 11 13 Part 6.A	Received electronically. Hardcopies received postmarked by deadline.	Received electronically. Hardcopies received postmarked by deadline.	Yes
2	Cost proposal form	00 31 00.10	Yes	Yes	Yes
3	Equipment manufacturer summary form	00 31 00.10	Yes	Yes	Yes
4	Addenda acknowledgement	00 31 00.10	Yes	Yes	Yes
5	Evaluation criteria and questions	00 31 00 Part 4.B	Yes	Yes	Yes
6	Proposal cover letter	00 31 00 Part D.1	Yes	Yes	Yes
7	Cost proposal in separate document	00 31 00 Part D.2	Yes	Yes	Yes
8	Qualifications, installations, and references	00 31 00 Part D.3	Yes	Yes	Yes
9	Technical specifications (Div 40-46) with compliance/deviations noted	00 31 00 Part D.5	Yes - individual specs not provided though	Yes	Yes
10	Equipment data, drawings, and supporting documentation	00 31 00 Part D.6	Yes	Yes	Yes
11	O&M summary, schedule, and considerations	00 31 00 Part D.7	Yes	Yes	Yes
12	Service and support facility description	00 31 00 Part D.8	Yes	Yes	Yes
13	Scope of supply summary	00 31 00 Part D.9	Yes	Yes	Yes
14	Maintenance service contracts	00 31 00 Part D.10	To confirm	Yes	Yes
15	OPTIONAL - Process warranty documentation (model, inputs/outputs, warranty)	00 31 00 Part D.14	Submitted - BioWin Model ¹	Submitted - BioWin Model	Not Submitted ²

(1)Actual model not submitted.

(2)Not asking for a reduction in the size of the AB volume.

City of Sherman
 South Wastewater Treatment Plant - MBR
 Preselected Equipment Suppliers - MBR Package
 Bid Tabulation
 9/13/2023 2:30pm

Bid Tabulation Summary for the Membrane Bioreactor Equipment Package for the City of Sherman South Wastewater Treatment Plant - MBR								
Item No.	Description	Unit	Quantity			Proposal Amount		
			Kubota	Veolia	Dupont	Kubota	Veolia	Dupont
1	For all Work defined in the RFP to supply the complete Membrane Biological Reactors (circle one), a. Hollow Fiber Type (Section 46 53 49.10-PS), b. Flat Plate Type (Section 46 53 49.20-PS), with Permeate Pumps, CIP feed system, Positive Displacement Screw Type Blowers (Section 43 11 15-PS), Valves for Air Service (Section 40 05 64.33-PS) with Electric Motor Actuators (Section 40 05 57.23-PS), and Flow Control Valves (Section 40 05 65-PS) as outlined in the RFP.	LS	1	1	1	\$ 3,213,000.00	\$ 3,987,000.00	\$ 3,562,000.00
2	Guaranteed power usage for treating 4 MGD of wastewater, the kW-Hr in the MBR system.	Kw-Hr per 4 MGD	4,413	1,044	2,419	N/A	N/A	N/A
3	Guaranteed cost of membrane module replacement for a 10-year time period following Final Acceptance for _____ (total number of modules) furnished.	Unit Cost per Module	1	1	1	350	0 until year 12 \$650 to year 20	\$ 1,158
4	Gallons of 10 percent concentration of sodium hypochlorite used per year in membrane cleaning	Gallons per year	5,577	3,148	7,818	N/A	N/A	N/A
5	Gallons of 50 percent concentration of citric acid used per year in membrane cleaning.	Gallons per year	372	525	4,825	N/A	N/A	N/A
6	Gallons of 50 percent concentration of sodium hydroxide used per year in membrane cleaning.	Gallons per year	-	-	-	N/A	N/A	N/A
7	OPTIONAL secondary process warranty for the scope of supply in Item No. 1 above, per the RFP, Section 46 53 49.10 or 46 53 49.20 warranty requirements, and per the biological process model furnished with this proposal indicating the process and basin design basis.	LS	1	1	1	\$ -	\$ 64,500.00	Not submitted

Summary of Equipment Manufacturer's Selected

Item No.	Description	Kubota	Veolia	Dupont
1	Membrane Elements/Modules	Kubota	Veolia	Memcor
2	Butterfly Valves	Bray	Bray	Bray
3	Valve/Motor Operators	Auma	Auma	Bray-Alma
4	PLCs	Allen Bradley	Allen Bradley	Allen Bradley
5	Permeate Pumps	Borger	Vogelsang	Vogelsang
6	Air Blowers	Kaeser	Aerzen	Aerzen
7	HMI/SCADA Software	TBD	Panel View Plus 7	Allen Bradley

AGENDA ITEM X



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. X

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON AWARD OF CONTRACT FOR CITY OF SHERMAN'S SOUTH
WASTEWATER TREATMENT PLANT – MBR PROJECT – ELECTRICAL EQUIPMENT
PROCUREMENT.**

ISSUE

Consider and act upon award of contract for City of Sherman's South Wastewater Treatment Plant – MBR Project – Electrical Equipment Procurement.

BACKGROUND

City of Sherman's Engineers recommendations in a Preliminary Design Report (PDR) indicate that in order to serve the fast-growing needs of the City's industrial, commercial, and residential users, a new wastewater treatment plant would be needed. The expected industrial wastewater quality to treat was such that the upgrades to the existing treatment plant would be overly cost prohibitive, so it was decided to proceed to construct a new wastewater treatment plant (WWTP) called membrane biological reactor, or MBR. Engineers have determined that this type of treatment plant will be able to treat the expected wastewater to State-mandated discharge limits. To meet industrial schedule, the report also indicated this new wastewater treatment plant would need to be online by the first quarter of 2025.

To meet the time constraint delivery of the first quarter 2025, it was decided to proceed with the Construction Manager at Risk, or CMAR, delivery method. The project RFQ was submitted and Kiewit Water Facilities – South, was selected as the construction firm to undertake the work on September 13, 2023. The project has undertaken pre-selection services to get long-lead time materials underway as soon as possible. The first of the pre-procurement equipment is the MBR. Later equipment packages will be lift station pumps, aeration equipment, equalization tank, and chemical feed to name a few.

CONSIDERATIONS

In an effort to get long, lead time electrical equipment to be able to be incorporated into construction, the equipment was pre-selected for the contractor. The City received bids from two suppliers, Elliott Electric Supply, Inc and Smith Pump Company, Inc for the multiple bid items. Smith Pump Company only provided a bid for the variable frequency drive while Elliott Electric Supply provided bids for the variable frequency drive, low voltage transformers, switchboards, panelboards, motor control center, enclosed controllers, and transfer switches. Elliott Electric Supply was the lowest bidder for the variable frequency drive. This equipment was reviewed by our engineers and found to meet their specifications.

STAFF RECOMMENDATIONS

The Authority Staff recommends authorizing the General Manager to award a contract to Elliott Electric Supply for South Wastewater Treatment Plant – MBR Project – Electrical Equipment Procurement in the amount of \$1,513,000. This item is contingent upon the City's approval.

ATTACHMENT

Engineer's Letter of Recommendation



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Low Voltage Transformers – Dry Type
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$31,285.71

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$31,285.71.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$31,285.71.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Switchboards
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$965,714.29

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$965,714.29.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged. However, provided lead times will not meet construction sequence time frames. Elliott Electrical Supply, Inc. did provide an expedite option of \$1,918,571.43, that does meet the construction schedule.

We recommend that the award be based upon the bid amount of \$965,714.29 and allow the Construction Manager at Risk, negotiated the delivery schedule and if necessary rebid the switchgear.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Patrick Moseley', with a long, sweeping underline that extends to the right.

Patrick Moseley, P.E.



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Panelboards – Lighting and Appliance
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$31,571.43

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$31,571.43.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$31,571.43.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Motor Control Center
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$204,000.00

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$204,000.00.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged. However, the combined lead times of submittal of 12-14 weeks and production of 50-54 weeks will not meet the construction schedule. We would recommend an abbreviated submittal of Bill of Material and layout be approved to reduce submittal time to 2-3 weeks.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$204,000.00.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.



PLUMMER

41422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Enclosed Controllers
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$115,428.57

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$115,428.57.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$115,428.57.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Variable Frequency Drives
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, two bids were received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$122,857.14
Smith Pump Company, Inc.	\$380,365.00

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$122,857.14

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged. We also reviewed Smith Pump Company, Inc's Bill of Material and concluded their bid form was filled out incorrectly. The amount included in this bid package was for the Variable Frequency Drives and the Enclosed Controllers.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$122,857.14.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.



PLUMMER

1422-005-01

October 5, 2023

Mr. Tom Pruitt, P.E.
Utility Engineer
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: City of Sherman/ Greater Texoma Utility Authority
South Plant Wastewater Treatment Plant
Preselection of Electrical Equipment
Transfer Switches
Recommendation of Award

Dear Mr. Pruitt,

On Tuesday, September 26, 2023, one bid was received, opened, and publicly read aloud at the office of Engineering at City Hall, City of Sherman for the above-referenced project. The bids were as follows:

Bidder	Bid Amount
Elliott Electric Supply, Inc	\$42,142.86

Elliott Electric Supply, Inc was the apparent low bidder with a Total Bid of \$42,142.86.

We have reviewed their bid and Bill of Material. A bid bond was provided, and addendums acknowledged.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority, we recommend awarding the Total Bid to Elliott Electric Supply, Inc. in the amount of \$42,142.86.

Please call me if you have any questions. We look forward to working with you during the construction of this project.

Sincerely,
PLUMMER ASSOCIATES, INC.

Patrick Moseley, P.E.

AGENDA ITEM XI



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XI

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON THE AWARD OF CONTRACT FOR CITY OF SHERMAN'S LAKE
TEXOMA PUMP STATION EXPANSION - PUMP PROCUREMENT.**

ISSUE

Consider and act upon the award of contract for City of Sherman's Lake Texoma Pump Station Expansion - Pump Procurement.

BACKGROUND

The City of Sherman is executing a major infrastructure improvements program to meet the fast-growing needs of the city including industrial, commercial and residential users. The city needs to complete certain key infrastructure projects to meet the planned industrial expansion needs of significant industrial users before 2025.

One of the projects being undertaking in order to meet the demand of the fast-growing City, the City is in the process of increasing the capacity of the Lake Texoma Pump Station (LTPS) from 21 MGD to 46 MGD.

CONSIDERATIONS

In an effort to get long lead time electrical and pump equipment as fast as possible, the City have preprocured this equipment. The City received two bids from Goulds Pump Ltd and Smith Pump for the pump procurement on September 11, 2023. Goulds Pump was the lowest bidder at \$1,719,985, and Smith Pump bid was \$2,446,700. The City's Engineers have review the bids and have determined Gould Pump bid as unresponsive for multiple reasons. The Engineer's Letter of Recommendation explain all the issues with the bid. The Engineers have found Smith Pump bid as acceptable.

STAFF RECOMMENDATIONS

The Authority Staff recommends authorizing the General Manager to award a contract to Smith Pump Inc. for Lake Texoma Pump Station Expansion - Pump Procurement in the amount of \$2,446,700. This item is contingent upon the City's approval.

ATTACHMENT

Engineer's Letter of Recommendation

September 22, 2023

Paul M. Sigle
Greater Texoma Utility Authority
5100 Airport Drive
Denison, TX 75020

Tom Pruitt
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: Lake Texoma Pump Station Expansion - Pump Procurement
Bid SHM23287.1

Dear Mr. Sigle and Pruitt

Bids for the above-mentioned project were opened and read aloud on September 11th, 2023. Freese and Nichols Inc (FNI) has tabulated the bids in ascending order:

<u>Contractor</u>	<u>Total Base Bid</u>
Goulds Pump Ltd.	\$1,719,985.00
Smith Pump	\$2,446,700.00

FNI reviewed the bidding documents and found that the apparent low bidder, Goulds Pump Ltd. and found them to be unresponsive for the following reasons:

- The conflict-of-interest form was not signed.
- The Motor data sheet was incomplete.
- Exceptions were taken to the minimum insurance and bonding requirements including deductibles, liability coverages and conditions of the policies.
- Exceptions were taken to the terms of the agreement including the delivery times, liquidated damages, payment of interest and sellers representation.
- Exceptions were taken to the General Conditions from article 1 thru 15.
- Exceptions were taken to the technical requirements including the use of oil lubricated bearings, force and moment analysis, screen materials, testing tolerances and pipe painting.

Exceptions made on the pump and contractual terms effects the project price and FNI does not recommend accepting their bid.

FNI reviewed the bidding documents from Smith Pump and found the bidding documents complete with the following issues:

- Smith Pump left the unit price for alternate 1 and 2 (Pump and Motor Testing) blank, Smith Pump later clarified that the total price is for testing both units as the cost for testing one is the same as testing two.
- Smith Pump left the unit price for extra work item 1 (Pump and motor storage) and took exceptions to the liquidated damages. Smith Pump later clarified that they misunderstood the storage and liquidated damages requirement.

- The pump efficiency at design point 1 is listed as 84% on the bid form and 83.8% on the hydraulic data sheet. Smith Pump clarified that Flowserve will guarantee 84% which results in a \$15,000 penalty per paragraph 1.10 of Section 43 24 13 “Vertical Pumping Units”. The efficiency will be verified during factory testing. This penalty is taken into consideration of the final awarded amount and tabulated in the attachments.

FNI reviewed the technical aspects of Smith Pump and took no issues once questions were clarified.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority we recommend awarding the Total Bid to Smith Pump Inc. in the amount of \$2,446,700.00

Please call me if you have any questions. We look forward to working with you during the procurement and construction of this project.

Sincerely,

A handwritten signature in blue ink that reads 'Lewis Bernard'.

Lewis Bernard, P.E.,
Project Manager

cc: Puneet Gupta PE, Gupta and Associates
Toby Flinn, PE, PMP, Pape Dawson
Clayton Barnard, PE, Freese and Nichols, Inc.

Attachments: Bid Opening Record
Bid Tabulation

Project	Lake Texoma Pump Station Pump Procurement		
Owner	Greater Texoma Utility Authority/City of Sherman		
Engineering Firm	Freese and Nichols, Inc	SHM23287.1	
Design Professional	Lewis Bernard, P.E.		

Date	9/11/2023	Time	10:00AM CDT	Location	Sherman Council Chambers: 220 W Mulberry St, Sherman, TX 75090
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Name of Offeror	Bid Form Executed 00 41 16	Bid Bond Attached 00 43 13	Compliance to State Law 00 45 01	Compliance to Sales Tax 00 45 02	Conflict of Interest 00 45 03	Non Collusion Certification 00 45 03	Acknowledged Addendum 1 and 2	Qualifications Statement 00 45 13	Pump and Motor Data 43 24 13	Bid Items			
										Base Bid	Alternate Items	Extra Work	Total Bid Cost
Smith Pump	X	X	X	X	X	X	X	X	X	\$ 2,353,600.00	\$ 93,100.00	\$ -	\$ 2,446,700.00
Goulds Pump Co. Ltd	X	Note 2	X	X	Note 3	X	X	X	Note 4	\$ 1,556,959.00	\$ 148,626.00	\$ 14,400.00	\$ 1,719,985.00

- Notes:
- 1 Smith pump left the unit price for Alt 1 and Alt 2 empty but included total extended amount of \$93,100.
 - 2 Bid Bond is held by a Korean Surety
 - 3 Conflict of Interest form has not been signed, response to item 1 indicates there is not conflicts of interest
 - 4 Full motor data not provided. GE or Nidec listed in bid form. Only motor data for GE provided.
 - 5 Goulds Pump took exception to technical, contractual and time aspects of the contract.
 - 6 Smith pump took exception to liquidated damages and left the storage unit price item blank.

Bid Tabulation	Lake Texoma Pump Station Pump Procurement	Bid Opening: September 11, 2023	Smith Pump		ITT Goulds		
Owner:	GTUA/City of Sherman		301 M&B Industrial Blvd Waco, TX 76712		35 Oksansandan-RO, Oskan-Myeon Heungdeog-Gu, Cheongju-SI Cheungcheongbuk-Do, 363-912 Korea		
Design Professional:	Freese and Nichols						
Prepared By:	Lewis Bernard, PE						
Item No.	Unit		Estimated Quantity	Unit Price	Extended Amount	Unit Price	Extended Amount
Base Bid Items							
BC-01	Vertical Turbine Pump and Motor	EA	2	\$ 1,132,000.00	\$ 2,264,000.00	\$ 725,287.00	\$ 1,450,574.00
	Pump Efficiency @ Rated Point 1, Min 85%		\$750 per 0.1% per pump	84.0%	\$ (15,000.00)	85.0%	\$ -
	Pump Efficiency @ Rated Point 2, Min 67%		\$300 per 0.1% per pump	67.0%	\$ -	69.5%	\$ -
BC-02	Pump 1 Sole Plate Additional Expansion	LS	1	\$ 4,600.00	\$ 4,600.00	\$ 6,385.00	\$ 6,385.00
A	Total Amount of Base Contract Items				\$ 2,253,600.00		\$ 1,456,959.00
Allowances in Base Bid Items							
D-01	Contingency Allowance	LS	1	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
B	Total Allowance Amount				\$ 100,000.00		\$ 100,000.00
BC	Subtotal Base Contract (Sum of A and B)				\$ 2,353,600.00		\$ 1,556,959.00
Alternate Items in the Contract							
EW-01	Additional Cost for Witnessing Factory Pump Test	EA	2	\$ -	\$ 32,000.00	\$ 33,423.00	\$ 66,846.00
EW-01	Additional Cost for Witnessing Factory Motor Test	EA	2	\$ -	\$ 61,100.00	\$ 40,890.00	\$ 81,780.00
EW	Total Amount of Extra Work Items				\$ 93,100.00		\$ 148,626.00
Extra Work Items in Contract							
EW-01	Pump and Motor Storage	Weeks	12	\$ -	\$ -	\$ 1,200.00	\$ 14,400.00
EW	Total Amount of Extra Work Items				\$ -		\$ 14,400.00
TC	Total Contract Amount with Extra Work Items (Sum of BC and EW)				\$ 2,446,700.00		\$ 1,571,359.00

AGENDA ITEM XII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XII

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON THE AWARD OF CONTRACT FOR CITY OF SHERMAN'S LAKE
TEXOMA PUMP STATION EXPANSION – MCC AND SWITCHGEAR PROCUREMENT.**

ISSUE

Consider and act upon the award of contract for City of Sherman's Lake Texoma Pump Station Expansion – MCC and Switchgear Procurement.

BACKGROUND

The City of Sherman is executing a major infrastructure improvements program to meet the fast-growing needs of the city including industrial, commercial and residential users. The city needs to complete certain key infrastructure projects to meet the planned industrial expansion needs of significant industrial users before 2025.

One of the projects being undertaking in order to meet the demand of the fast-growing City, the City is in the process of increasing the capacity of the Lake Texoma Pump Station (LTPS) from 21 MGD to 46 MGD.

CONSIDERATIONS

In an effort to get long lead time electrical and pump equipment as fast as possible, the City have preprocured this equipment. The City received two bids from Elliot Electric Supply and Parish Hare Electrical Supply for the MCC and Switchgear procurement on September 11, 2023. Elliot Electric Supply was the lowest bidder at \$701,900. The City's Engineers have review the bids and have determined Elliot Electric Supply bid as acceptable.

STAFF RECOMMENDATIONS

The Authority Staff recommends authorizing the General Manager to award a contract to Elliot Electric Supply. for Lake Texoma Pump Station Expansion – MCC and Switchgear Procurement in the amount of \$701,900. This item is contingent upon the City's approval.

ATTACHMENT

Engineer's Letter of Recommendation

September 22, 2023

Paul M. Sigle
Greater Texoma Utility Authority
5100 Airport Drive
Denison, TX 75020

Tom Pruitt
City of Sherman
220 W Mulberry St.
Sherman, TX 75091

Re: Lake Texoma Pump Station Expansion - MCC Procurement
Bid SHM23287.2

Dear Mr Sigle and Pruitt

Bids for the above-mentioned project were opened and read aloud on September 11th, 2023. Freese and Nichols Inc (FNI) has tabulated the bids in ascending order:

<u>Contractor</u>	<u>Total Base Bid</u>
Elliot Electrical Supply	\$701,900.00
Parish Hare Electrical Supply	\$1,296,179.00

FNI reviewed the bidding documents and found that the apparent low bidder, Elliot Electrical Supply, a bid bond was provided but they had not acknowledged addendum 2 in Section 00 41 13 "BID," Paragraph 2.04. However, Elliot Electrical Supply did acknowledge the addendum on the cover of their bid package and followed up via email to clarify that their bid was based on addendum #2. A preliminary bill of materials was provided in a follow up email and is compliance with contract documents.

Since it appears to be in order and in accordance with the Agreement with City of Sherman and funding through the Greater Texoma Utility Authority we recommend awarding the Total Bid to Elliot Electrical Supply, Inc. in the amount of \$701,900.00

Please call me if you have any questions. We look forward to working with you during the procurement and construction of this project.

Sincerely,



Lewis Bernard, P.E.,
Project Manager

cc: Puneet Gupta PE, Gupta and Associates
Toby Flinn, PE, PMP, Pape Dawson
Clayton Barnard, PE, Freese and Nichols, Inc.

Attachments: Bid Opening Record
Bid Tabulation
Elliot Electrical Supply Email Dated 9/14/23

Project	Lake Texoma Pump Station MCC Procurement	
Owner	Greater Texoma Utility Authority/City of Sherman	
Engineering Firm	Freese and Nichols, Inc	SHM23287.2
Design Professional	Puneet Gupta, PE	

Date	9/11/2023	Time	10:00AM CDT	Location	Sherman Council Chambers: 220 W Mulberry St, Sherman, TX 75090
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Name of Offeror	Bid Form Executed 00 41 16	Bid Bond Attached 00 43 13	Compliance to State Law 00 45 01	Compliance to Sales Tax 00 45 02	Conflict of Interest 00 45 03	Non Collusion Certification 00 45 03	Acknowledged Addendum 1 and 2	Qualifications Statement 00 45 13	Bid Items		
									Base Bid	Extra Work	Total Bid Cost
Parish Hare	X	Note 2	X	X	Note 3	X	X	Note 4	\$ 930,067.00	\$ 366,112.00	\$ 1,296,179.00
Elliot Electrical Supply	X	X	X	X	X	X	7	Note 4	\$ 663,500.00	\$ 38,400.00	\$ 701,900.00

Notes:

- 1 Parish Hare took exceptions to general conditions, contract duration and various technical requirements of the electrical equipmen
- 2 Parish Hare filled out the Bid Bond form but did not sign it or supply a bid bond
- 3 Parish Hare marked "N/A" for conflict of interest, FNI has assumed that no conflict of interest exist.
- 4 Bidder did not complete the manufacturers information in the qualifications statement.
- 5 Parish Hare did not multiply the extra work items by the number of weeks resulting in a tabulation error of -\$344,481
- 6 Addendum 2 is not acknowledged in Section 00 41 13. It was acknowledged on the cover of the envelope

Bid Tabulation	Lake Texoma Pump Station MCC Procurement	Bid Opening: September 11, 2023		Parish Hare Electrical Supply		Elliot Electric Supply	
Owner:	GTUA/City of Sherman			4921 Conflans Rd. Irving, TX 75061 ph 214-424-4773 email: bwolf@parish-hare.com		2526 North Stallings Drive Nacogdoches, TX 75964 ph 936 569 1184 email: Contracts@elliotelectric.com	
Design Professional:	Freese and Nichols						
Prepared By:	Lewis Bernard, PE						
Item No.	Unit		Estimated Quantity	Unit Price	Extended Amount	Unit Price	Extended Amount
Base Bid Items							
BC-01	Medium Voltage MCC	LS	1	\$ 286,751.00	\$ 286,751.00	\$ 323,600.00	\$ 323,600.00
BC-02	Medium Voltage Switchgear	LS	1	\$ 593,316.00	\$ 593,316.00	\$ 289,900.00	\$ 289,900.00
A	Total Amount of Base Contract Items				\$ 880,067.00		\$ 613,500.00
Allowances in Base Bid Items							
D-01	Contingency Allowance	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
B	Total Allowance Amount				\$ 50,000.00		\$ 50,000.00
BC	Subtotal Base Contract (Sum of A and B)				\$ 930,067.00		\$ 663,500.00
Extra Work Items in Contract							
EW-01	Medium Voltage MCC Storage	Weeks	12	\$ 8,316.00	\$ 99,792.00	\$ 1,200.00	\$ 14,400.00
EW-02	Medium Voltage Switchgear Storage	Weeks	20	\$ 13,316.00	\$ 266,320.00	\$ 1,200.00	\$ 24,000.00
EW	Total Amount of Extra Work Items				\$ 366,112.00		\$ 38,400.00
TC	Total Contract Amount with Extra Work Items (Sum of BC and EW)				\$ 1,296,179.00		\$ 701,900.00

Lewis Bernard

From: Colin Price <ColinPrice@elliottelectric.com>
Sent: Thursday, September 14, 2023 10:57 AM
To: Lewis Bernard
Cc: Daniel Jock
Subject: Lake Texoma Pump Station Motor Control Center Procurement
Attachments: DA750817X3K2-0000-28-M-QuickPrint_Lake_Texoma_PS_MV_SHM_Gear_2 (1).PDF

[You don't often get email from colinprice@elliottelectric.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

This is an email from an EXTERNAL source. DO NOT click links or open attachments without positive sender verification of purpose. Never enter USERNAME, PASSWORD or sensitive information on linked pages from this email. Please report all suspicious messages using the Report Message button in Outlook.

Hey Lewis,

Thanks for taking my call this morning. I have Daniel Jock on this email as well. He is the Head Estimator for Elliott Electric.

We did quote through Addendum 2. We are working on getting that signed and over to you. It was just missed by our Corporate office when we sent it.

The Gear Manufacture is Eaton. Attached is the basic BOM and drawings.

Thank you,

Colin Price
Outside Sales/ Gear Specialist
Cell: 817-875-8438
colinprice@elliottelectric.com<https://nam11.safelinks.protection.outlook.com/?url=https%3A%2F%2Fmail.elliottelectric.com%2Fowa%2Fredir.aspx%3FC%3Dt1hUnB2-1IDaP-1EnHm9f26Is9QqHtY4z2_chd1ZvY_xrv4gIWvYCA..%26URL%3Dmailto%253acolinprice%2540elliottelectric.com&data=05%7C01%7CLewis.bernard%40freese.com%7C008bcf363c084acb417008dbb53b7eeb%7C191657eabcff43859d04659ef9cee515%7C0%7C0%7C638303039574157173%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQljoV2luMzliLCJBTiI6IkhWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=6FpNiAXuTkkVOr%2BfaXTZpmeKvXo5Ata7JDpztXK7134%3D&reserved=0>

AGENDA ITEM XIII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XIII

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

CONSIDER AND ACT UPON THE SUPPLEMENTAL AGREEMENT BETWEEN THE SECRETARY OF THE ARMY AND NORTH TEXAS MUNICIPAL WATER DISTRICT AND GREATER TEXOMA UTILITY AUTHORITY FOR ADDITIONAL EASEMENT RIGHT OF WAY FOR THE LAKE TEXOMA PUMP STATION.

ISSUE

Consider and act upon the supplemental agreement between the Secretary of the Army and North Texas Municipal Water District and Greater Texoma Utility Authority for additional easement right of way for the Lake Texoma Pump Station.

BACKGROUND

The City of Sherman is executing a major infrastructure improvements program to meet the fast-growing needs of the city including industrial, commercial and residential users. The city needs to complete certain key infrastructure projects to meet the planned industrial expansion needs of significant industrial users before 2025.

In order to create resilience in North Texas Municipal Water District (NTMWD) and City of Sherman's water system, an electrical improvements project is underway in order to provide backup power to for the Lake Texoma Pump Stations.

CONSIDERATIONS

As part of the electrical improvements project, additional easement for the U.S. Army Corps of Engineers (USACE) is needed for new electrical buildings and backup generators. NTMWD has obtained the easement amendment from USACE. The Authority Attorney has reviewed the easement document and has found no issues with the agreement.

STAFF RECOMMENDATIONS

The Authority Staff recommends approving the easement agreement with USACE and NTMWD.

ATTACHMENT

Easement Agreement

**SUPPLEMENTAL AGREEMENT NO. 2
EASEMENT NO. DACW56-2-87-158
LAKE TEXOMA, TX**

**SUPPLEMENTAL AGREEMENT
BETWEEN
THE SECRETARY OF THE ARMY
AND
NORTH TEXAS MUNICIPAL WATER DISTRICT
and THE GREATER TEXOMA UTILITY AUTHORITY**

THIS SUPPLEMENTAL AGREEMENT, made and entered into on behalf of the United States, **THE SECRETARY OF THE ARMY**, hereinafter called the Government, and **North Texas Municipal Water District**, whose mailing address is **PO Box 2408, Wylie, TX 75098-2408**, and **Greater Texoma Utility Authority**, whose mailing address is **5100 Airport Drive, Denison, TX 75020**, hereinafter called the Grantee;

WITNESSETH THAT:

WHEREAS, Easement No. **DACW56-2-87-158**, hereinafter called the original easement, for a term of **Forty (40) years beginning February 2, 1987**, was granted to the Grantee by authority of the Secretary of the Army for **construction, operation, and maintenance of a water pipeline and related facility purposes** at the Lake Texoma project area at the location described therein; and

WHEREAS, Supplemental Agreement No. 1, that amended the original easement to add **Greater Texoma Utility Authority** as joint grantee, dated June 16, 1987; and

WHEREAS, the grantee has requested that original easement be amended to include the extension of the current term to add an additional **10 years**, extend the easement right of way by adding an additional parcel of land identified in **Exhibit A-1** and illustrated in **Exhibit B-1** for the construction, operation and maintenance of an electrical building and related facilities; and adding **Condition 24. Paid Sick Leave Requirement (Executive Order 13706)**, and **Condition 25. Minimum Wage Requirement (Executive Order 13658)**; and

NOW, THEREFORE, in consideration of the mutual benefits inuring to both parties, the original easement is hereby amended in the following respects and none other:

FIRST, the term of the original lease is hereby deleted and replaced by the following term of **FIFTY (50) years** beginning **February 2, 1987**, and ending **February 1, 2037**.

SECOND, the legal description, attached hereto and identified as **Exhibit A-1**, and the map, attached hereto and identified as **Exhibit B-1**, are added to the original easement, and by this reference made a part hereof.

THIRD, add **Condition 24. Paid Sick Leave Requirement (Executive Order 13706)**, and **Condition 25. Minimum Wage Requirement (Executive Order 13658)**

24. MINIMUM WAGE REQUIREMENT (EXECUTIVE ORDER 13658)

a. It has been determined this contract is not subject to Executive Order 13658 or the regulations issued by the Secretary of Labor in 29 CFR part 10 pursuant to the Executive Order, and the following provision.

b. If a duly authorized representative of the United States discovers or determines, whether before or subsequent to executing this contract, that an erroneous determination regarding the applicability of Executive Order 13658 was made, contractor, to the extent permitted by law, agrees to indemnify and hold harmless the United States, its officers, agents, and employees, for and from any and all liabilities, losses, claims, expenses, suits, fines, penalties, judgments, demands or actions, costs, fees, and damages directly or indirectly arising out of, caused by, related to, resulting from or in any way predicated upon, in whole or in part, the erroneous Executive Order 13658 determination. This includes contractor releasing any claim or entitlement it would otherwise have to an equitable adjustment to the contract and indemnifying and holding harmless the United States from the claims of subcontractors and contractor employees.

25. PAID SICK LEAVE REQUIREMENT (EXECUTIVE ORDER 13706)

It has been determined this contract is not subject to Executive Order 13706 or the regulations issued by the Secretary of Labor in 29 CFR part 13 pursuant to the Executive Order.

IT IS FURTHER AGREED that this Supplemental Agreement shall become effective on the date of execution in behalf of the Government, and **THAT** the original easement shall in all other respects remain in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand by authority of the Secretary of the Army this _____ (date)

Terry D. Rupe
Chief, Real Estate
Real Estate Contracting Officer

THIS SUPPLEMENTAL AGREEMENT is also executed by the Grantee this _____ (date)

NORTH TEXAS MUNICIPAL WATER DISTRICT:

By: _____ 

Title: DEPUTY DIRECTOR

469-626-4323
Phone Number

GREATER TEXOMA UTILITY AUTHORITY:

By: _____

Title: _____

Phone Number

**ACKNOWLEDGMENT
NORTH TEXAS MUNICIPAL WATER DISTRICT**

STATE OF TEXAS)
): ss
COUNTY OF COLLIN)

On this 21st day of September, 2023, before me the undersigned Notary Public, personally appeared Cesar Baptista, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Shawna Helmberger
Notary Public

My Commission Expires: 06/29/2026
My Commission Number: 131626980



**ACKNOWLEDGMENT
GREATER TEXOMA UTILITY AUTHORITY**

STATE OF OKLAHOMA)
): **ss**
COUNTY OF TULSA)

On this _____ day of _____, _____, before me the undersigned Notary Public, personally appeared _____, known to me to be the person described in the foregoing instrument, who acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____
My Commission Number: _____

**CERTIFICATE OF AUTHORITY
NORTH TEXAS MUNICIPAL WATER DISTRICT**

I, Shawna Helmburger, certify that I am the Notary
(Name) (Secretary or Attesting Officer)

of the North Texas Municipal Water District, named as grantee/lessee/licensee herein;
(Agency Name)

that Cesar Baptista, who signed this Agreement on behalf
(Officer Name)

of said North Texas Municipal Water District, was then Deputy Director
(Agency Name) (Officer Title)

of the Agency; and that said Agreement was duly signed for and on behalf of

the North Texas Municipal Water District by authority of its governing body and is
(Agency Name)

within the scope of its statutory powers.

Signed, Shawna Helmburger
Secretary or Attesting Officer

(The person that signed the attached instrument cannot sign Certificate)

This form certifies that the person signing the attached instrument has the authority to do so. The signature of the Secretary/Attesting Officer and the Individual signing the attached instrument cannot be the same.

EASEMENT DESCRIPTION

BEING a 2.0360 acres (88,688 square feet) tract of land situated in the Greenberry Gates Survey, Abstract No. 443, Grayson County, Texas, being a portion of a called 156.05 acre tract of land described in Warranty Deed to United States of America recorded in Volume 422, Page 397 of the Deed Records of Grayson County, Texas and being more particularly described as follows:

COMMENCING at a 3-1/4" aluminum disk stamped "DEPARTMENT CORPS OF ENGINEERS US ARMY" found for the southeast corner of Lot 9 of Hanna Cove Estates, an addition to Grayson County, Texas recorded in Volume 8, Page 15 of the Map Records of Grayson County, Texas, an ell corner of said United States of America tract and an ell corner of an existing North Texas Municipal Water District Easement recorded in Volume 1961, Page 169 of the Deed Records of Grayson County, Texas;

THENCE with the east line of said Hanna Cove Estates addition and the west line of said existing North Texas Municipal Water District Easement, North 1°55'58" East, a distance of 503.36 feet to the **POINT OF BEGINNING**, said point being in the north line of said existing North Texas Municipal Water District Easement;

THENCE with the said east line of the Hanna Cove Estates addition and an east line of the Riverview addition, an addition to Grayson County, Texas according to the plat recorded in Volume 2, Page 35 of the Map Records of Grayson County, Texas, North 1°55'58" East, a distance of 326.94 feet to a point for corner, from said point a 1/2" iron rod found bears North 1°55'58" East, 104.70 feet;

THENCE departing said east line of the Riverview addition and crossing said United States of America tract, the following courses and distances:

North 70°22'40" East, a distance of 328.55 feet to a point for corner,

South 19°37'20" East, a distance of 152.68 feet to a point for corner,

South 82°20'59" East, a distance of 276.18 feet to a point for corner, said point being in the said north line of the existing North Texas Municipal Water District Easement;

THENCE continuing across said United States of America tract and with the said north line of the existing North Texas Municipal Water District Easement, the following courses and distances:

South 77°25'27" West, a distance of 3.86 feet to a point for corner,

South 89°26'40" West, a distance of 231.02 feet to a point for corner,

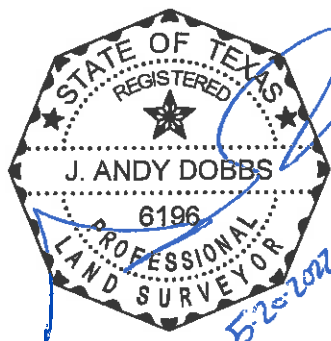
South 69°41'40" West, a distance of 283.00 feet to a point for corner,

South 43°06'38" West, a distance of 212.61 feet to the **POINT OF BEGINNING** and containing 2.0360 acres or 88,688 square feet of land.

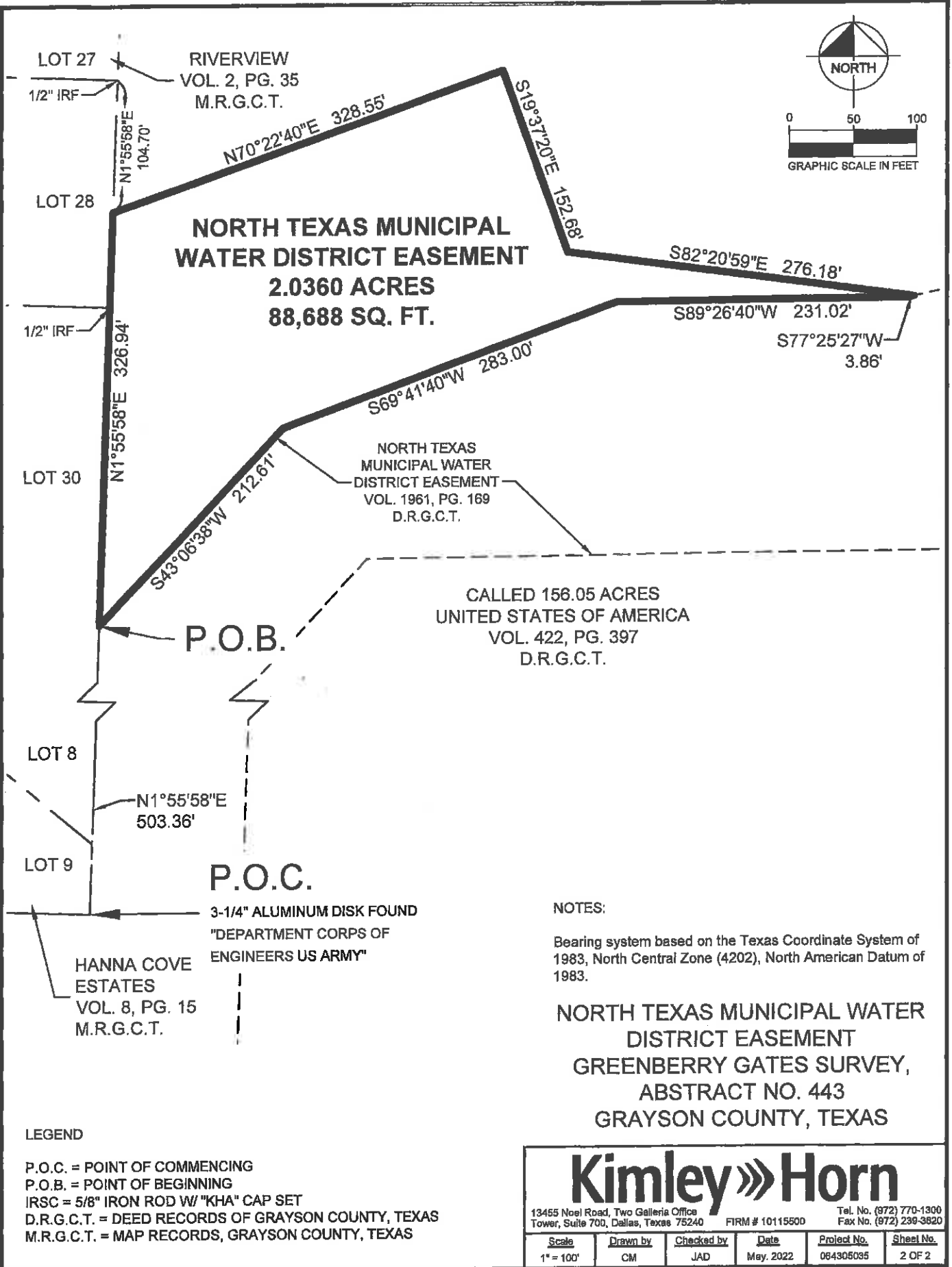
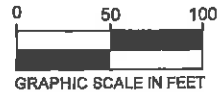
Bearing System based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**NORTH TEXAS MUNICIPAL WATER
DISTRICT EASEMENT
GREENBERRY GATES SURVEY,
ABSTRACT NO. 443
GRAYSON COUNTY, TEXAS**

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER,
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
andy.dobbs@kimley-horn.com



Kimley»Horn		13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	JAD	May, 2022	064305035	1 OF 2		



**NORTH TEXAS MUNICIPAL
WATER DISTRICT EASEMENT
2.0360 ACRES
88,688 SQ. FT.**

NORTH TEXAS
MUNICIPAL WATER
DISTRICT EASEMENT
VOL. 1961, PG. 169
D.R.G.C.T.

CALLED 156.05 ACRES
UNITED STATES OF AMERICA
VOL. 422, PG. 397
D.R.G.C.T.

HANNA COVE
ESTATES
VOL. 8, PG. 15
M.R.G.C.T.

3-1/4" ALUMINUM DISK FOUND
"DEPARTMENT CORPS OF
ENGINEERS US ARMY"

NOTES:

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

**NORTH TEXAS MUNICIPAL WATER
DISTRICT EASEMENT
GREENBERRY GATES SURVEY,
ABSTRACT NO. 443
GRAYSON COUNTY, TEXAS**

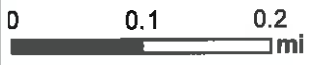
LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
- D.R.G.C.T. = DEED RECORDS OF GRAYSON COUNTY, TEXAS
- M.R.G.C.T. = MAP RECORDS, GRAYSON COUNTY, TEXAS

Kimley»»Horn

13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, Texas 75240 FIRM # 10115500 Tel. No. (972) 770-1300 Fax No. (972) 239-3820

Scale 1" = 100'	Drawn by CM	Checked by JAD	Date May. 2022	Project No. 064305095	Sheet No. 2 OF 2
--------------------	----------------	-------------------	-------------------	--------------------------	---------------------



Legend

- Outgranted Area
- Gov Easements
- Gov Fee Lands



Map Projection: WGS 1984 Web Mercator (Auxiliary Sphere)
Contract Number: DACW56-2-87-158 Supplemental Agreement #2
Location Description: A piece, parcel, or strip of land approximately 2.036 acres more or less, located in the Greenberry Gates Survey, Abstract No. 443, Grayson County, Texas.

Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user
 While the United States Army Corps of Engineers, (hereinafter referred to as USACE) has made a reasonable effort to insure the accuracy of the maps and associated data, it should be explicitly noted that USACE makes no warranty, representation or guaranty, either express or implied, as to the content, sequence, accuracy, timeliness or completeness of any of the data provided herein. The USACE, its officers, agents, employees, or servants shall assume no liability of any nature for any errors, omissions, or inaccuracies in the information provided regardless of how caused.



**U.S. Army Corps
 of Engineers**
 Tulsa District

EXHIBIT B-1

Date Created: 8/30/2023

AGENDA ITEM XIV



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XIV

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON THE AWARD OF CONTRACT FOR CITY OF SHERMAN'S EDR
REHAB. BP-2 METERS, GAUGES AND FLOWMETERS.**

ISSUE

Consider and act upon the award of contract for City of Sherman's EDR Rehab. BP-2 Meters, Gauges and Flowmeters.

BACKGROUND

The City of Sherman has requested assistance in obtaining funding for improvements to the City's water and wastewater system. These improvements include engineering, design, and construction of projects including but not limited to water treatment plant expansion, water and sewer lines improvements, Lake Texoma Pump Station improvements, and wastewater treatment plant expansion. The Board will be provided with further information on the projects at the Board meeting.

The recent open market bond issuance for the City of Sherman include funds for rehabbing the Water Treatment Plant. The Electrodialysis Reversal (EDR) process is used to filter out dissolved minerals and salts that are not able to be removed in the conventional sand/carbon filters. The raw water source for the Water Treatment Plant comes from Lake Texoma which has a high salt content. As the raw water is treated a portion of the flow is passed through the EDRs and the filtered water is returned to the flow. The result is an overall reduction of minerals/salts and an improved potable water for drinking and industrial use. Approval will allow the replacement of the existing 96 EDR filter stacks with modern stacks and modern technology. This project is part of the overall conventional treatment rehabilitation program and supports regaining 10 MGD conventional treatment capacity.

CONSIDERATIONS

The City of Sherman received bids for an assortment of meters, gauges and flowmeters for the City's EDR Rehabilitation Project on August 31, 2023, at 2:00 PM. The City only received one bid from Vector Controls, LLC in the amount of \$161,957.16. The City's Engineers have reviewed the bid and have found the bid is acceptable.

STAFF RECOMMENDATIONS

The Authority Staff recommends the award of the contract to Vector Controls in the amount of \$161,957.16 for the City of Sherman Water Treatment Plant Conventional Treatment Rehabilitation Program. This item is contingent upon the City's approval.

ATTACHMENTS

Letter of Recommendation

September 8, 2023

GTUA/City of Sherman
220 W Mulberry St.
P.O. Box 1106
Sherman, TX 75091
(903) 892-7208

Re: EDR Rehab. BP-2 Meters, Gauges and Flowmeters


Dear GTUA/City of Sherman:

Request for Competitive Sealed Proposals "CSP" for the EDR Rehab. Project was received by the City of Sherman on August 31, 2023, from the proposer listed below. The program management team has reviewed and evaluated the CSP and made the following recommendation:

- 1) Vector Controls, LLC score 76/100

We recommend the award of the contract to Vector Controls, LLC., and that contract negotiations begin immediately to align contract terms and conditions, cost, quality, and schedule strategies listed in the proposal.

Sincerely,



Toby Flinn, PE
Vice President

Enclosures

1. Evaluation Tabulation of Scores

Greater Texoma Utility Authority- On Behalf of City of Sherman Major Infrastructure Improvements Program

Offeror Selection Worksheet

Tabulation of Scoring

EDR Rehab. BP- 2 Meters, Guages and Flowmeters

Vector Controls			
Criteria	Criteria	Points	CMI M. Dwayne
A	Compliance with Proposal submission requirements	5.0	4.0
B	Ability to Provide Bonds and Insurance	Pass/Fail	pass
C	Proposal Price	45	40.0
D	Ability to Meet Project Milestones	25	20.0
E	Qualifications	15	7.0
F	Similar Project Experience / Past Performance	10	5.0
Total Points		100.0	76.00

AGENDA ITEM XV



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XV

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

**CONSIDER AND ACT UPON CHANGE ORDER NO. 1 TO THE CONTRACT WITH RED RIVER
CONSTRUCTION CO. FOR THE CITY OF SHERMAN POST OAK WWTP AERATION AND OTHER
SECONDARY IMPROVEMENTS.**

ISSUE

Consider and act upon Change Order No. 1 to the contract with Red River Construction Co. for the City of Sherman Post Oak WWTP Aeration and Other Secondary Improvements.

BACKGROUND

The City of Sherman staff approached the Authority staff requesting financial assistance for several upcoming capital improvement projects. After several meetings with the City staff, we identified the projects that we believe are ideal candidates to take advantage of the below market interest rate savings through the Texas Water Development Board's ("TWDB") Clean Water State Revolving Fund ("CWSRF"). Projects requested to be funded through the CWSRF include 1) Aeration Basin and Other Secondary Improvements, Phase II; 2) Biological Clarifier Rehabilitation; 3) WWTP Control Building Expansion; 4) Brine Line Project (engineering, bores, rights-of-way, construction); and 5) WWTP Storm water Lift Station. These improvements are all identified in the City of Sherman's 5-year Capital Improvements Plan that they develop annually.

In January 2020, the Board and City of Sherman Council approved the Bond Resolution which authorized the issuance of \$13,595,000 through the TWDB's CWSRF program. The Authority was able to procure a special class of CWSRF funds called the Equivalency Funds, which offers below market interest rates. The interest rate received for this issuance was 0.29% for a 20-year term. The TWDB estimates that the City of Sherman could save approximately \$2.1 million over the life of the loan by using the CWSRF.

This project consists of a new Electrical Building of CMU construction; replacement of three multistage centrifugal blowers; façade, HVAC and lighting improvements at existing Blower Building; replacement of aeration diffusers and grids, air valves, and air flow meter at Aeration Basins; replacement of 14 gates at the Aeration Basin, three gates and three telescoping valves at the Clarifier Control Station; replacement of existing screw lift pump with immersible pump, four gates, FRP Parshall flume liner, miscellaneous valves at Aeration Basin Lift Station; and replacement of mechanism, control panel, effluent weirs, troughs, box, at three Bio-Clarifiers. The City selected Red River Construction in March of 2021 for the project.

CONSIDERATIONS

Change Order #1 added additional apprentices, and credit the City for items not needed during the rehab. The Change Order explain all the changes. These changes reduce the contract price by \$11,730.93.

STAFF RECOMMENDATIONS

The Authority Staff recommends approving Change Order #1 to decrease the contract price by \$11,730.93, resulting in a final contract price of \$5,633,069.07. The City has approve Change Order #1.

ATTACHED

Change Order #1

CHANGE ORDER (CO)

OWNER	Greater Texoma Utility Authority on behalf of City of Sherman	Project No.
PROJECT	Post Oak WWTP Aeration and Other Secondary Improvements	6718
CONTRACTOR	Red River Construction Co.	352
ENGINEER	Perkins Engineering Consultants, Inc.	SHE 18-002

Texas Water Development Board (TWDB) Project No. 73846

CO No.	01	RE:	CMR-001 4-ton to 5-ton hoist at Aeration Basin Lift Station CMR-005 Additional Aluminum Grating CMR-006 Additional 4-inch Air Valve CMR-007 East Aeration Basin Cleanout CMR-008 Repair of Existing Leaking Air Piping at Flanges Ovivo Providing Standard vs Specified FRP Clarifier Troughs Plant Extended Shutdown to Avoid Bypass Pumping (Line 1.120) Additional Sidewalk (not shown) (Line BI #6) Additional Concrete Paving (not shown) (Line BI #7)
---------------	----	------------	---

CHANGE IN CONTRACT PRICE:

Original Contract Amount.....\$5,644,800.00
 Change Order No. 1 (Decrease).....\$(11,730.93)
 Revised Contract Amount.....\$5,633,069.07

CHANGE IN CONTRACT TIMES:

Original Contract Times in Calendar Days.....550 Days
 Change Order No. 1 (Increase).....93 Days
 Date of Substantial Completion..... February 4, 2023
 Date of Final Completion.....March 6, 2023

DESCRIPTION OF CHANGE ORDER:

CMR-001 4-ton to 5-ton hoist at Aeration Basin Lift Station
 \$5,250.89

Description – Replacement hoist at Aeration Basin Lift Station (ABLS) specified at 4 tons. Due to weights of immersible pumps approaching 4 tons and corrosive nature of environment, increasing hoist capacity to 5 tons is recommended.
 No additional days requested.

CMR-005 Additional Grating at ABLS, Approximately 4'-9" by 42'-6"
 \$14,947.28

Description – Replacement of additional area of corroded grating at Aeration Basin Lift Station not included in original construction project.
 Request 2 additional days.

CMR-006 Additional 4-inch Air Valve

\$4,944.92

Description – Count of 4-inch Air Valves at Aeration Basin Inlet and Outlet Channels undercounted during design by one. One additional valve needed to replace all air valves at three Aeration Basins.

Request 1 additional days.

CMR-007 East Aeration Basin Cleanout

\$10,318.21

Description – Removal of sludge from one Aeration Basin included in contract. Contractor removed sludge from West Aeration Basin due to drain valve being inoperable. City paid for removal of sludge from Middle Aeration Basin directly.

Request 5 additional days.

CMR-008 Repair of Existing Leaking Air Piping at Flanges

\$8,095.77

Description – Welding repair of leaking existing air at three locations at gasketed flanges. Air leaks in stainless steel piping identified through the hissing sounds at each leak.

Request 3 additional days.

Ovivo Providing Standard vs Specified FRP Clarifier Troughs

Credit of \$15,000

Listed supplier of FRP Effluent Troughs at Secondary Clarifiers, MFG, constructed first set of troughs using standard design parameters versus specified. Deflections and other parameters determined to not impact plant operations. Materials difference for change in trough design determined by MFG to be \$5,000 per clarifier, \$15,000 total.

Plant Extended Shutdown to Avoid Bypass Pumping (Line 1.120)

Credit of \$22,488

To avoid extended plant shutdown, bypass pumping of RAS was included in project during replacement of RAS Parshall flume. Plant was able to shutdown for extended timeframe using Equalization Basin and in plant storage to allow Contractor to avoid expense of bypass pumping.

BI #6 Additional Sidewalk (not shown)

Unused amount of \$2,800.00

BI #7 Additional Concrete Paving (not shown)

Unused amount of \$15,000.00

81 weather delay days documented on Payment Applications through the start of the project to June 2023. 12 additional days requested through CMRs for a total of 93 days.

RECOMMENDED BY:
Perkins Engineering Consultants, Inc.

By: _____

Title: _____

Date: _____

APPROVED BY:
City of Sherman

By: _____

Title: _____

Date: _____

ACCEPTED BY:
Red River Construction Co.

By: _____

Title: _____

Date: _____

Greater Texoma Utility Authority

By: _____

Title: _____

Date: _____

AGENDA ITEM XVI



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: May 18, 2022

SUBJECT: AGENDA ITEM NO. XVI

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

CONSIDER AND ACT UPON THE AWARD OF CONTRACT FOR CITY OF BELL'S WWTP REHABILITATION.

ISSUE

Consider and act upon the award of contract for City of Bell's WWTP Rehabilitation.

BACKGROUND

The City of Bells requested the Authority staff to assist the City in obtaining funding from the Texas Water Development Board for rehabilitation of water distribution lines, a new water well, ground storage tank, pump station, generators at well sites, replacing water meters, SCADA, repairs to the wastewater treatment plant and likely some improvements to their wastewater collection system.

The Texas Water Development Board ("TWDB") State Revolving Funds were initially selected as the funding sources for these improvements. However, the TWDB informed the Authority staff in February that changes had been made to the SRF programs by limiting the amount of funding they are making available. The programs are now more difficult to qualify for and will take significantly more time to be funded if a project ends up qualifying. Due to these changes in the SRF program and discussions with TWDB, the Authority staff is proposing to pursue funding through the Texas Water Development Fund ("DFund"). The DFund is a state funded loan program with below market interest rates. This path forward was approved by the Board in February of 2021.

CONSIDERATIONS

The City of Bells received two bids on September 20, 2023 for the City's Wastewater Treatment Plant Rehabilitation. Urban Infraconstruction was the lowest bid at \$1,400,500 with an alternate of \$20,000. The City's Engineers reviewed the bids and have found the bid as acceptable. The Engineers is recommending accepting the alternate.

STAFF RECOMMENDATIONS

The Authority Staff recommends authorizing the General Manager to award the contract to Urban Infraconstruction in the amount of \$1,420,500. This item is contingent upon the City's approval.

ATTACHED

Engineer's Letter of Recommendation



PLUMMER

3525-006-01

October 1, 2023

Mr. Cody Nelson
City of Bells
203 S. Broadway Street.
Bells, Texas 75414

Re: City of Bells
Wastewater Treatment Plant Rehabilitation
Recommendation of Award

Dear Mr. Nelson:

On Wednesday, September 20, 2023, two bids from general contractors were received, opened, and publicly read aloud at the City Hall in Bells, Texas for the above-referenced project. The contractors provided a complete bid based on the Statement of Qualifications received for the above-referenced project on September 20, 2023. The bids were as follows:

Bid Item	Horton Excavating	Urban Infraconstruction
Total Base Bid	\$1,600,000.00	\$1,400,500.00
Alt Item	Horton Excavating	Urban Infraconstruction
Alt – 1	\$740,000.00	\$20,000.00

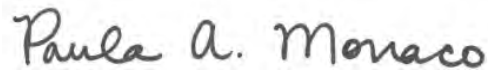
Urban Infraconstruction was the apparent low bidder with a Total Base Bid of \$1,400,500.00. The Engineer's final opinion of probable construction cost was \$1,100,000.00. The bid proposal included one alternate item. Plummer recommends the District proceed with Alternate Item 1 for an additional \$20,000. The complete bid tabulation is attached to this letter for your reference. We have contacted the surety company and the bid bond is in good standing meeting specifications. Therefore, we recommend award of the total base bid with selected Alternate (Alt – 1) to Urban Infraconstruction in the amount of \$1,420,500.00 contingent additional oversight by the Owner's Representative is provided for the project due to schedule delay and quality concerns with on-going Plummer/Urban Infraconstruction projects.

Mr. Nelson
Page 2
October 1, 2023

If you have any questions concerning this recommendation, please contact me at 817-806-1718. We look forward to the construction phase of this important project for the Participants.

Sincerely,

PLUMMER ASSOCIATES, INC.

Handwritten signature of Paula A. Monaco in black ink.

Paula A. Monaco, Ph.D, P.E. – TX 132844
Wastewater Treatment Team Leader

PAM/aa

Enclosure(s)

Electronic cc only: Mr. Michael Schmitz, Antero Group, mschmitz@anterogroup.com
Mr. David Howerton, Plummer, dhowerton8001@plummer.com
Ms. Nichole Murphy, GTUA, nichole@gtua.org



**CITY OF BELLS
WASTEWATER TREATMENT PLANT REHABILITATION**

Date/Time for Receiving Bids: 2:00 p.m. - Wednesday, September 20, 2023



Engineer's Final OPCC = \$1,100,000

ITEM				Horton Excavating		Urban Infraconstruction	
Confirmed Receipt of Addendums 1-2				Yes		Yes	
Section 00 41 13 - Bid Proposal				Yes		Yes	
Section 00 43 13 - Bid Security Form				Yes		Yes	
Section 00 43 19 - Contractor Compliance to State Law				Yes		Yes	
Section 00 45 19 - Non-Collusion Statement				Yes		Yes	
Conflict of Interest Questionnaire				Yes		Yes	
Evidence of Bidder's authority and qualification to do business in Texas				Yes		Yes	
Bidder's State Contractor License Number				Yes		Yes	
Prebid Attended (Non-mandatory)				No		No	
Total Base Bid (Items 1 - 6)				\$ 1,600,000.00		\$ 1,400,500.00	
ITEM NO.	UNIT	EST. QTY.	DESCRIPTION OF ITEM	UNIT PRICE	AMOUNT BID	UNIT PRICE	AMOUNT BID
1	LS	1	For construction of all Work required to complete in place and place in operation the Bells Wastewater Treatment Plant Rehabilitation as shown on the Plans and described in the Specifications, (except for Bid Items as listed separately below) for a total lump sum amount of	\$ 1,192,000.00	\$ 1,192,000.00	\$ 880,000.00	\$ 880,000.00
2	LF	30	For development, design, and implementation of a trench safety system and the assumption of responsibility of said system for the lump sum amount of	\$ 100.00	\$ 3,000.00	\$ 100.00	\$ 3,000.00
3	LS	1	For development, design, and implementation of the Storm Water Pollution Prevention Plan, including necessary materials and coordination for compliance with storm water regulations and ordinances, furnished and installed, continuously monitored, complete and in place by plans and specifications, for a total lump sum amount of	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
4	LS	1	For Electrical and Instrumentation work, complete in place for the lump sum amount of	\$ 300,000.00	\$ 300,000.00	\$ 400,000.00	\$ 400,000.00
5	CY	25	A Unit Price Bid Item for furnishing and installing Additional 4000 psi Class A concrete (for slabs on grade and grade beams), including excavation, forms, concrete, rebar, placement, and curing, as directed by OWNER, with all materials and labor, complete in place, per cubic yard of	\$ 1,500.00	\$ 37,500.00	\$ 3,000.00	\$ 75,000.00
6	CY	25	A Unit Price Bid Item for furnishing and installing Additional 4000 psi Class A concrete (for items other than slabs on grade and grade beams), including excavation, forms, concrete, rebar, placement, and curing, as directed by OWNER, with all materials and labor, complete in place, per cubic yard of	\$ 2,500.00	\$ 62,500.00	\$ 1,500.00	\$ 37,500.00
Total amount bid for bid items 1-6				\$ 1,600,000.00		\$ 1,400,500.00	
ALTERNATE ITEMS							
Alt - 1	LS	1	For all work required to clean floors and walls of oxidation ditch without removing the unit from service as specified on Drawing M-300, and as further described in the Instructions to Bidders complete in place for the sum of	\$ 740,000.00	\$ 740,000.00	\$ 20,000.00	\$ 20,000.00
Total with Selected Alternate Items				\$ 2,340,000.00		\$ 1,420,500.00	

AGENDA ITEM XVII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 12, 2023

SUBJECT: AGENDA ITEM NO. XVII

PREPARED BY: Debi Atkins, Finance Officer
SUBMITTED BY: Paul M. Sigle, General Manager

REVIEW AND ACT UPON APPROVAL OF THE INVESTMENT POLICY

ISSUE

Review and act upon the Investment Policy as required by the Public Funds Investment Act.

BACKGROUND

The Authority is required by the Public Funds Investment Act to have an investment policy in place. The policy provides a framework and guidance document for the investment officers to manage the Authority's funds.

The Board's continual review of this policy is evidence that the Authority is responsible in its use of public funds. Two (2) Authority staff members attend the Public Funds Investment training on a bi-annual basis. Staff also tries to keep our attendance staggered in order to keep up with any changes that may occur.

CONSIDERATIONS

In 2017, the last year following relevant legislative changes, the Budget Committee met with staff and Valley View Consulting to review the proposed changes. The changes were incorporated into the Investment Policy, and the Policy was subsequently approved by the Board of Directors of the Greater Texoma Utility Authority.

The legislative session did not produce any changes to the Public Funds Investment Act that would impact the Authority's current investment policy. The Authority's Financial Advisor, Valley View Consulting, has reviewed the policy and recommended the red-lined changes.

STAFF RECOMMENDATIONS

The staff recommends the Board review and approve the proposed Investment Policy.

ATTACHMENTS

Investment Policy

GREATER TEXOMA UTILITY AUTHORITY

POLICY RESOLUTION #20.07

**FISCAL MANAGEMENT
AND INVESTMENT**

Adopted: **October 24, 2023**

INVESTMENT POLICY

I. PURPOSE

A. Formal Adoption

This investment policy is authorized by the Greater Texoma Utility Authority Board of Directors in accordance with Chapter 2256, Texas Government Code, the Public Funds Investment Act (the "Act"). It is intended to provide guidelines to the Board of Directors and the investment officers to effectively supervise and manage the investment assets of the Authority.

B. Scope

This investment policy applies to all of the investment activities of the Greater Texoma Utility Authority, excluding the Employee Retirement Trust, and the deferred compensation plan. This policy establishes guidelines for those who can invest Authority funds, for how Authority funds will be invested, and for when and how a periodic review of investments will be made. In addition to this policy, bond funds (which shall include but not be limited to each construction fund, bond fund, revenue fund, and reserve fund), each enterprise fund, and the general fund shall be managed by their governing resolution and all applicable state and federal laws. The Authority will consolidate cash balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

C. Review and Amendment

The General Manager and the Board of Directors shall review this policy annually. This policy and any amendments must be approved and adopted by the Board of Directors at least annually.

D. Investment Strategy

The investment strategy must follow investment objectives for each particular fund according to the following priorities:

1. Understanding suitability of investments to the Authority's requirements,
2. Preservation and safety of principal,
 - a. Credit risk - the Authority will minimize credit risk, the risk of loss due to the failure of the issuer or backer of the investment
 - b. Interest rate risk - the Authority will minimize the risk that the interest earnings and the market value of investments in the portfolio will fall due to

changes in general interest rates

3. Liquidity,
4. Marketability prior to maturity of each investment,
5. Diversification, and
6. Yield.

II. INVESTMENT POLICIES

A. Eligible Investments

Investments described below are authorized by Chapter 2256, Texas Government Code, as eligible securities for the Authority. The purchase of specific issues may, at times, be restricted or prohibited by the General Manager and Board of Directors. Authority funds governed by this policy may be invested in:

1. Obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks, but excluding principal-only and interest-only mortgage-backed securities, collateralized mortgage obligations, and real estate mortgage investment conduits.
2. Direct obligations of the State of Texas, or its agencies and instrumentalities.
3. Other obligations, the principal and interest on which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States, or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States.
4. Obligations of states, agencies, counties, cities, and other political subdivisions of any state having been rated as to investment quality by a nationally recognized investment rating firm and having received a rating of not less than "A" or its equivalent.
5. Fully collateralized repurchase agreements having a defined termination date, placed through a primary government securities dealer, as defined by the Federal Reserve, and secured by obligations described by 1-4 above, which are eligible investments under the Act, pledged with a third party selected or approved by the Authority, and having a market value of not less than the principal amount of the funds disbursed. The term includes direct security repurchase agreements entered into by the Authority and reverse repurchase agreements only obtained in connection with investment by the Authority in an Eligible Investment Pool or Money Market Mutual Fund. (All Authority repurchase agreement transactions shall be governed by a signed Master Repurchase Agreement as described in B.4. of this section.)

6. Certificates of deposit, and other forms of deposit, placed in compliance with the Act in state and national banks, savings and loan associations, and credit unions that are:
 - a. Guaranteed or insured by the Federal Deposit Insurance Corporation (FDIC), or its successor; or the National Credit Union Share Insurance Fund (NCUSIF), or its successor, or, secured by obligations authorized by the Public Funds Collateral Act;
 - b. Governed by a depository contract, as described in B.4., that complies with federal and state regulation to properly secure a pledged security interest; and,
 - c. Solicited for bid orally, in writing, electronically, or any combination of those methods.
7. Money market mutual funds regulated by the Securities and Exchange Commission that fully invest dollar-for-dollar all Authority funds without sales commissions or loads and whose investment objectives include seeking to maintain a stable net asset value of \$1.0000 per share. The Authority may not invest funds under its control in an amount that exceeds 10% of the total assets of any individual money market mutual fund.
8. Eligible investment pools as defined in Section 2256.016 of the Act provided that (a) investment in the particular pool has been authorized by the Board of Directors; (b) the pool shall have furnished the investment officers or other authorized representatives of the Authority an offering circular containing the information required by Section 2256.016(b) of the Act; (c) the pool shall furnish to the investment officers or other authorized representatives of the Authority investment transaction confirmations with respect to all investments made with it; (d) the pool shall furnish to the investment officers or other authorized representatives of the Authority, monthly reports that contain the information required by Section 2256.016(c) of the Act; (e) the pool's assets shall consist exclusively of the obligations authorized by the Act; and (f) whose investment philosophy and strategy are consistent with this policy and the Authority's ongoing investment strategy.

The Authority is not required to liquidate investments that were authorized investments at the time of purchase.

Not less than quarterly, the Investment Officers will monitor the credit rating for each held investment that has an Act required minimum rating. Any investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. Prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating.

B. Protection of Principal

The Authority shall seek to control the credit risk due to the failure of a security issuer or grantor.

Such risk shall be controlled by investing only in the types of securities as defined in the policy; by qualifying the broker, dealer, and financial institution with whom the Authority will transact; by collateralization as required by law; and through portfolio diversification by maturity and type.

The purchase of individual securities shall be executed "delivery versus payment" (DVP) through the Authority's safekeeping agent. By so doing, Authority funds are not released until the Authority has received, through the safekeeping agent, the securities purchased.

1. Portfolio Diversification

The investment portfolio shall be diversified by:

- a. Limiting investments to avoid over concentration in securities from a specific issuer or business sector (where appropriate),
- b. Limiting investment in securities that have higher credit risks,
- c. Investing with varying maturities, and
- d. Continuously investing a portion of the portfolio in readily available funds such as financial institution deposits, local government investment pools, money market funds, or overnight repurchase agreements to ensure that appropriate liquidity is maintained in order to meet ongoing obligations.

Bond proceeds may be invested in a single investment (e.g., flexible repurchase agreement or similar structured investment) if the General Manager, the Finance Officer, and Secretary-Treasurer determine that such an investment complies with federal arbitrage restrictions and facilitates arbitrage recordkeeping and calculations.

2. Diversification by Investment Maturity

In order to minimize interest rate risk, investment maturities will not exceed the anticipated cash flow requirements of the funds. Maturity guidelines by fund are as follows:

- a. **Current Operating Funds**
The weighted average days to maturity for the operating fund portfolio shall be less than 365 days and the maximum allowable maturity shall be three years. The maximum maturity for repurchase agreements shall be 30 days. The investment officers will monitor the average days to maturity level and make changes as appropriate.
- b. **Bond Proceeds**
The investment maturity of bond proceeds (excluding reserve and debt service funds) shall generally be limited to the anticipated cash flow requirement or the "temporary

period," as defined by federal tax law. During the temporary period, bond proceeds may be invested at an unrestricted yield. After the expiration of the temporary period, bond proceeds subject to yield restriction shall be invested considering the anticipated cash flow requirements of the funds and market conditions to achieve compliance with the applicable regulations.

c. Debt Service Funds

Debt service funds shall be invested to ensure adequate funding for each consecutive debt service payment. The investment officers shall invest in such a manner as not to exceed an "unfunded" debt service date with the maturity of any investment. An unfunded debt service date is defined as a coupon or principal payment date that does not have cash or investment securities available to satisfy said payment.

d. Bond Reserve Funds

Market conditions, bond resolution constraints, and arbitrage regulation compliance will be considered when formulating reserve fund strategy. Maturity limitation shall generally not exceed the call provisions of the bond resolution and shall not exceed the final maturity of the bond issue.

e. Operating Reserve Funds

The anticipated cash requirements of other Authority funds will govern the appropriate maturity mix. Appropriate portfolio strategy shall be determined based on market conditions, policy compliance, Authority financial condition, and risk/return constraints. Maximum maturity shall not exceed five years.

3. Ensuring Liquidity

Liquidity shall be achieved by anticipating cash flow requirements, by investing in securities with active secondary markets, and by investing in financial institution transaction accounts (e.g., DDA, MMA, NOW), eligible money market mutual funds and eligible investment pools.

A security may be liquidated to meet unanticipated cash requirements, to re-deploy cash into other investments expected to outperform current holdings, or otherwise to adjust the portfolio.

4. Collateralization

Consistent with the requirements of state law, the Authority requires all bank, savings and loan association, and credit union deposits to be federally insured, or collateralized with eligible securities or Letters of Credit issued by a Federal Agency or Instrumentality. Financial institutions serving as Authority depositories will be required to sign a depository agreement with the Authority. The Agreement shall define the Authority's rights to the collateral in case of default, bankruptcy, or closing, and shall establish a perfected security interest in compliance with federal and state regulations, including:

- the agreement must be in writing;
- the agreement ~~must~~ be executed by the depository and the Authority contemporaneously with the acquisition of the asset;
- the agreement must be approved by the Board of Directors or the loan committee of the depository and a copy of the meeting minutes must be delivered to the Authority; and
- the agreement must be part of the depository's "official record" continuously since its execution.

Repurchase agreements must also be secured in accordance with state law. Each counter party to a repurchase transaction is required to sign a copy of the Public Securities Association Master Repurchase Agreement, or similar agreement, as approved by the Authority. An executed copy of this agreement must be on file before the Authority will enter into any transactions with a counter party. All master repurchase agreements must be approved by the Board of Directors.

a. Collateral Levels

(1) Financial Institution Deposits

The market value of this principal portion of marketable security collateral pledged for financial institution deposits must at all times be equal to or greater than 102% of the deposit amount plus accrued interest on the deposit, less the applicable level of FDIC or NCUSIF insurance. The minimum level of Letters of Credit shall be 100% of principal plus anticipated accrued interest, less the applicable level of FDIC or NCUSIF insurance.

(2) Repurchase Agreements

A repurchase agreement's security value shall be the par value plus accrued interest, and the security's market value must be maintained at the following minimum levels:

Agreement Maturities Greater Than One Business Day

U.S. Treasury securities.....102%
 U.S. agency and instrumentalities.....103%

Agreement Maturities of One Business Day

All securities.....100%

b. Monitoring Collateral Adequacy

(1) Financial Institution Deposits

The Authority shall require monthly reports with market values of pledged securities from all financial institutions with which the Authority has deposits. The investment officers will monitor adequacy of collateralization

levels to verify market values and total collateral positions.

(2) Repurchase Agreement

Routine monitoring by the investment officers of market values of all underlying securities purchased for the Authority in repurchase transactions is required. More frequent monitoring may be necessary during periods of market volatility.

c. Additional Collateral and Securities

(1) Financial Institution Deposits

If the collateral pledged for a deposit falls below the deposit value of the deposit, plus accrued interest, less FDIC or NCUSIF insurance, the institution holding the deposit will be notified by the investment officers and will be required to pledge additional collateral no later than the end of the next succeeding business day.

(2) Repurchase Agreements

If the value of the securities underlying a repurchase agreement falls below the margin maintenance levels specified above, the investment officers will request additional securities. If the repurchase agreement is scheduled to mature within five business days, and the amount is deemed to be immaterial, then the request is not necessary.

d. Collateral Release or Substitution

Collateralized deposits and repurchase agreements often require release or substitution of collateral. Any broker/dealer or financial institution may automatically substitute collateral of equal or greater value than the replaced security.

The investment officers, or a designee, must provide written notification of the decision to the custodian/safekeeping agent holding the security prior to any security release. Substitution is allowable for all transactions, but should be limited, if possible, to minimize potential administrative problems and transfer expense. The investment officers may limit substitution and assess appropriate fees if substitution becomes excessive or abusive.

5. Safekeeping and Custody

a. Safekeeping/Custodial Agreement

The Authority shall contract with a bank or banks for the safekeeping of securities owned by the Authority as a part of its investment portfolio, or custodian of collateral as part of its depository and repurchase agreements.

b. Pledged Collateral Custodian

All collateral deposits must be held by a third-party institution eligible under the Public Funds Collateral Act and acceptable to the Authority, or by the Federal Reserve Bank.

c. Safekeeping of Repurchase Agreement Securities

The securities purchased under repurchase agreements must be delivered to a third-party safekeeping agent with which the Authority has established a safekeeping agreement.

C. Investment Broker/Dealers

Investment selection for all funds shall be based on legality, appropriateness, liquidity, and risk/return considerations. All Authority investment portfolios shall be actively managed to enhance overall interest income. Investment broker/dealers shall adhere to the spirit, philosophy, and specific term of this policy, and shall avoid recommending or suggesting transactions outside the same "Standard of Care" as defined in III. D.4.

1. Authorized Broker/Dealers

A list will be maintained of approved investment broker/dealers. These may include "primary" dealers or regional dealers that qualify under Securities and Exchange Commission Rule 153C-1 (uniform net capital rule).

All broker/dealers who desire to become qualified bidders for investment transactions must supply the following as appropriate and when requested:

- Audited financial statements
- Proof of Financial Industry Regulatory Authority (FINRA) certification and U4
- Proof of state registration
- Completed broker/dealer questionnaire

An annual review of the qualified broker/dealers will be conducted by the Board of Directors.

D. Responsibility and Controls

1. Administration

The administrative staff and the Board of Directors shall develop the policies for the Authority's investment portfolios. The guidelines and procedures established by this policy will at all times be adhered to by the Authority.

2. Authority to Invest

a. Designation of investment officers and delegation of authority regarding investment decisions

The Authority's Board of Directors designates the General Manager, ~~and~~ Finance

Officer and Senior Accountant having authority to make investment decisions (the "investment officers"). No other person may deposit, withdraw, invest, transfer, or manage in any other manner the funds of the Authority without express written authority of the Board, except that any investment officer may give written authorization for a member of the Authority's contract administrator's finance and accounting staff to execute electronic fund transfers between the Authority's financial institution accounts. Authority granted under this section is effective until rescinded by the Board or until termination of the person's employment or board membership or until the termination of the contract administrator's agreement.

Commented [JH1]: Confirm Investment Officer titles remain correct.

b. The investment officers shall have the authority to:

- (1) Obtain and review competitive rates from qualified investment providers, financial institutions and broker/dealers.
- (2) Make or authorize the making of investments on behalf of the Authority.
- (3) Authorize or confirm the wire transfers of money of the Authority as authorized in this policy.
- (4) Maintain custody of all records of the Authority relating to its investment and management of its funds.
- (5) Perform or supervise the performance of any duties authorized to be performed by the Authority depository under this policy.
- (6) Prepare or supervise the preparation of periodic reports to be provided to the Board of Directors summarizing the investment and management of funds of the Authority.
- (7) Perform other duties as appropriate to implement this policy.

c. The investment officers shall attend training, as required by Water Code 49.1571, relating to the investment officers' responsibilities within 12 months after taking office or assuming responsibilities. Training must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with the Act. The investment officers shall continue to participate in educational opportunities as needed to maintain their quality and capabilities for performing their duties.

The investment training session shall be provided by an independent source approved by the Board. For purposes of this policy, an "independent source" from which investment training shall be obtained shall include a professional organization, an institution of higher education or any other sponsor other than a business

organization with whom the Entity may engage in an investment transaction.

3. Prudent Investment Management

The designated investment officers shall perform their duties in accordance with the adopted investment policy and internal procedures. The prudence of the Investment Officer is considered by the investment of all funds rather than a single investment. The Investment Officer, acting in accordance with written procedures and exercising due diligence, shall not be held personally responsible for a specific investment's credit risk or market price changes, provided that these deviations are reported immediately and the appropriate action is taken to control adverse developments.

4. Standard of Care

The standard of care used by the Authority and designated investment officers shall be the "prudent person rule" and shall be applied in the context of managing the overall portfolio within the applicable legal constraints. The Act states:

- a. Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived.

Investment of funds shall be governed by the following investment objectives, in order of priority:

- (1) Preservation and safety of principal;
- (2) Liquidity; and
- (3) Yield.

- b. In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

- (1) The investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and
- (2) Whether the investment decision was consistent with the written investment policy of the entity.

5. Standard of Ethics

The designated investment officers shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officers shall

disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of their entity. Additionally, all investment officers shall file with the Texas Ethics Commission and the Board of Directors a statement disclosing any personal business relationship with any entity seeking to sell investments to the Authority or any relationship within the second degree by affinity or consanguinity to an individual seeking to sell investments to the Authority.

6. Establishment of Internal Controls

The Board of Directors will oversee the investment officers in the maintenance of a system of internal controls over the investment activities of the Authority. The investment officers are responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the entity are protected from loss, theft, or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that the cost of a control should not exceed the benefits likely to be derived; and the valuation of costs and benefits requires estimates and judgments by management.

Accordingly, the investment officers shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

- a. Avoidance of collusion
- b. Separation of transactions authority from accounting and record keeping
- c. Custodial safekeeping
- d. Written confirmation for telephone (voice) transactions for investments and wire transfers

7. Reporting

Investment performance will be monitored and evaluated by the investment officers. The investment officers will provide a quarterly comprehensive report signed by all investment officers to the Board of Directors. This investment report shall:

- a. Include a listing of individual securities held at the end of the reporting period,
- b. State the reporting period beginning market value, additions or changes to the market value during the period, and ending market value for the period of each pooled fund group,

- c. State the reporting period beginning market value and ending market value for each investment security by asset type and fund type,
- d. State the maturity date of each investment security,
- e. State the fund for which each investment security was purchased,
- f. Include an average weighted yield to maturity of portfolio (the selected portfolio performance measurement) as compared to applicable benchmark,
- g. State the fully accrued interest for the reporting period,
- h. State the percentage of the total portfolio that each type of investment represents, and
- i. State the compliance of the investment portfolio with the Authority's investment policy and strategy of the Public Funds Investment Act.

The market value of the portfolio shall be calculated at least quarterly and a statement of the market value of the portfolio shall be issued at least quarterly. The source of pricing used to calculate market value will be sources independent from the transaction.

In conjunction with the annual audit, the quarterly reports shall be formally reviewed by an independent auditor, and the result of the review shall be reported to the Board by that auditor.

8. Investment Policy Certification

Local government investment pools and discretionary investment management firms shall be presented a written copy of this investment policy. The qualified representative of the business organization shall execute a written instrument substantially to the effect that the organization has:

- a. Received and reviewed this investment policy; and
- b. Acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities with the Authority that are not authorized by the Investment Policy, except to the extent that this authorization is dependent on an analysis of the makeup of the Authority's entire portfolio; requires an interpretation of subjective investment standards; or relates to investment transactions of the Authority that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

The Authority shall not enter into an investment transaction with a business organization prior to receiving the written instrument described above.

The Authority, in conjunction with its annual financial audit, shall perform a compliance audit of management controls or investments and adherence to the Authority's investment policy and strategies.

On motion of _____ seconded by _____, the foregoing resolution was adopted by the Board of Directors of the Greater Texoma Utility Authority this 24th day of October, 2023 by the following vote:

_____ Voted "For" _____ Voted "Against" _____ Abstained

at a regular meeting of the Board of Directors of the Greater Texoma Utility Authority.

President

ATTEST:

Secretary-Treasurer

Policy source: Board Policy Manual, Section 20.00, Policies on Finance

Appendix A
Approved Investment Training Sources

Association of Water Board Directors
Texas Rural Water Association
Texas Water Utilities Association
Government Finance Officers' Association
Government Finance Officers' Association of Texas
Government Treasurers' Organization of Texas
Council of Governments
University of North Texas Center for Public Management
American Institute of Certified Public Accountants
Association of Governmental Accountants

Appendix B
Authorized Broker/Dealers

BOKF Financial
FHN Financial
Multi-Bank Securities
SAMCO Capital Markets
Wells Fargo Securities

AGENDA ITEM XVIII



GREATER TEXOMA UTILITY AUTHORITY AGENDA COMMUNICATION

DATE: October 11, 2023

SUBJECT: AGENDA ITEM NO. XVIII

PREPARED AND SUBMITTED BY: Paul M. Sigle, General Manager

DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR AN EASEMENT FOR GRAYSON COLLINS ELECTRIC COOP

ISSUE

Discussion and possible action on a request for an easement for Grayson Collins Electric Coop

BACKGROUND

Representatives from Grayson Collins Electric Coop (GCEC) has contacted the Authority requesting a 10-foot easement across property owned by the Authority for the CGMA Water System. The easement is to run underground electric under Highway 5 and CGMA Water Line.

CONSIDERATIONS

The Authority Staff would like to discuss with the Board who to proceed with the request for an easement along the property. GCEC provided their standard easement language, but the language would need to be change to include language to protect the CGMA Water System and the future plans for the system.

ATTACHED

GCEC Easement Language

Map

ELECTRIC LINE EASEMENT AND RIGHT-OF-WAY

STATE OF TEXAS

COUNTY OF _____

DATE: _____, _____

GRANTOR: _____

GRANTOR'S PHYSICAL ADDRESS (including county): _____
(of easement location) _____

GRANTEE: Grayson Collin Electric Cooperative, Inc.
GRANTEES MAILING ADDRESS: PO Box 548
Van Alstyne, Texas 75495-0548

CONSIDERATION: The provision of electrical service and/or other benefits inuring to GRANTOR and/or Ten and No/100's dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of some consideration deemed valuable to GRANTOR being hereby expressly acknowledged and accepted by Grantor.

EASEMENT PROPERTY:

Defined Easement. The EASEMENT PROPERTY is a tract of land consisting of _____ acres, more or less, more particularly described in the attached Exhibit A, field note description and plat, incorporated herein for all purposes.

The EASEMENT PROPERTY shall include use of the subsurface below and air space above for the PURPOSE herein stated.

PROJECT: Electric transmission and/or electric distribution line or lines, consisting of a variable number and sizes of wires, cables and circuits, and all necessary or desirable appurtenances, appliances, facilities and equipment (including but not limited to supporting structures, insulators, transformers and other facilities whether made of wood, metal, or other materials) to consist of the Cooperative's infrastructure. The infrastructure will include, but is not limited to, 25 KV primary cables, secondary cables, secondary pedestals, conduits, vaults and manholes, padmounted sectionalizing enclosures, pad mounted transformers, padmounted switchgear and metering equipment as needed to provide Electric Service.

GRANT: GRANTOR, for the CONSIDERATION received by GRANTOR, hereby grants, sells, and conveys to GRANTEE an EASEMENT appurtenant and Right-of-Way in, upon, and across the EASEMENT PROPERTY, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE and GRANTEE's successors and assigns forever. GRANTOR also grants to GRANTEE right and authority to license, permit or otherwise agree to the joint use or occupancy of the line system, or facilities by any other person or entity for electrification, telephone, telegraph, television or other similar purposes.

PURPOSE: The EASEMENT, right-of-way, rights, and privileges herein granted shall be used for the purpose of providing electric utility service, constructing, placing, operating, maintaining, reconstructing, replacing, relocating, reconstituting, changing the size or nature of, rebuilding, upgrading, removing, inspecting, patrolling, and/or repairing the PROJECT or any part of the PROJECT, and making connections therewith and to undertake the same for any of the other joint uses authorized herein. The purpose shall also include use of the EASEMENT, right-of-way, rights and privileges granted herein for any use directly related to the PROJECT or financing of the PROJECT, including but not limited to archeological, historical, environmental, or other studies. GRANTEE shall have the right to place supporting structures for use in erecting or repairing the PROJECT. GRANTEE shall have the right to use such portion of the property along and adjacent to the EASEMENT Property and right-of-way as may be reasonably necessary in connection with the PURPOSES stated, or any one or more of them relating to the PROJECT, or any part thereof.

ACCESS: GRANTEE shall have the right of pedestrian, equipment, and vehicular ingress and egress at all times upon and across the EASEMENT PROPERTY for the above stated PURPOSE. GRANTEE shall also have the right of ingress and egress over existing roads across the adjacent or remainder property of GRANTOR for the purpose of obtaining access. In the event that access is not reasonably available over existing roads, GRANTEE shall have the right of reasonable ingress and egress over the adjacent property of GRANTOR along any route that is reasonable and appropriate under the circumstances then existing in order to obtain access. GRANTEE shall have the right to use such portion of the property along and adjacent to the EASEMENT PROPERTY and right-of-way as may be reasonably necessary in connection with the construction, reconstruction, repair or other Purpose stated above relating to the PROJECT, or any part thereof.

TERM: The EASEMENT and access rights granted herein, as well as the covenants made herein, shall be perpetual and appurtenant to the land, unless abandoned by the GRANTEE for a period of 10 years.

TREES: GRANTEE shall have the right to cut, trim, chemically treat with herbicides, and/or remove trees, shrubs, bushes, brush and vegetation within or adjacent to the EASEMENT PROPERTY or otherwise necessary to realize the PURPOSE herein stated.

STRUCTURES: GRANTOR shall not construct or locate on the EASEMENT PROPERTY any structure, obstruction or improvement. GRANTEE shall have the right to remove from the EASEMENT PROPERTY any structure, improvement, or obstruction and Grantor agrees to pay GRANTEE the reasonable cost of such removal and this agreement shall be a covenant running with the land for the benefit of GRANTEE.

DAMAGES: It is understood and agreed that the CONSIDERATION received by GRANTOR includes adequate compensation for all damages for the initial construction and all operation and maintenance of the project as well as all damages, if any, to GRANTOR's property which may occur in the future after the original construction of the PROJECT, directly resulting from GRANTEE's exercise of any PURPOSE. GRANTEE shall not be liable for damages caused by keeping the EASEMENT PROPERTY clear of trees, undergrowth, brush, and obstructions.

MINERALS: GRANTOR expressly reserves all oil, gas, and other minerals owned by GRANTOR, in, on, an under the EASEMENT PROPERTY, provided that GRANTOR shall not be permitted to, and shall not allow any party to, drill or excavate for minerals on or from the surface of the EASEMENT PROPERTY, but GRANTOR may extract oil, gas, or other minerals from under the EASEMENT PROPERTY by directional drilling or other means which do not interfere with or disturb GRANTEE's use of the EASEMENT PROPERTY.

OWNERSHIP: GRANTOR agrees that all poles, wires, cables, circuits, appurtenances, facilities, appliances and equipment installed upon the EASEMENT PROPERTY shall at all times remain the property of the GRANTEE and is removable at the option of the GRANTEE.

ASSIGNMENT AND MISCELLANEOUS: This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon GRANTEE and GRANTOR, and their respective heirs, personal representatives, successors, and assigns. When the context requires, singular nouns and pronouns include the plural. When appropriate, the term "GRANTEE" includes the employees and authorized agents of GRANTEE.

WARRANTY: GRANTOR warrants and shall forever defend the EASEMENT to GRANTEE against anyone lawfully claiming or to claim the EASEMENT or any part thereof.

GRANTOR:

Signature;

Print;

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this ___ day of _____, _____, by

_____, GRANTOR.

Notary Public, State of Texas

(Printed or Stamped Name of Notary)

My Commission Expires: _____

STATE OF TEXAS

COUNTY OF _____

This instrument was acknowledged before me on this __ day of _____, _____, by

_____, GRANTOR.

Notary Public, State of Texas

(Printed or Stamped Name of Notary)

My Commission Expires: _____

After Recording, Return this Document to:

Grayson Collin Electric Cooperative, Inc.
PO Box 548
Van Alstyne, Texas 75495-0548



375

5

377

5

Google Earth

lat 33.399212° lon -96.564455° elev 767 ft eye alt 1447 ft

ADJOURN