

**THE UNIFIED GOVERNMENT OF ATHENS-CLARKE COUNTY
COMMISSION AGENDA ITEM**

SUBJECT: Brooklyn Creek Interceptor Improvements Phase 1 - Bid Award

DATE: April 27, 2022

BUDGET INFORMATION:

CAPITAL REVENUE: \$46,639,874 Evaluate & Rehabilitate Sewer Lines Capital Project Fund

CAPITAL EXPENSES: \$ 3,234,774 Eval. & Rehab. Sewer Line Designated Projects
\$ 18,472,425 Expenditures & Encumbrances
\$ 24,932,675 Available for Brooklyn Creek Phase 1

FUNDING SOURCE: Water & Sewer Enterprise Fund

COMMISSION ACTION REQUESTED ON: June 7, 2022

PURPOSE:

To request Mayor & Commission:

- a. Authorize an appropriation in the amount of \$24,932,675 for the Brooklyn Creek Interceptor Phase 1 Improvements;
- b. Award a unit price construction contract to the apparent low bidder, Garney Construction, Inc., in the amount of \$23,242,075;
- c. Award a project management/resident inspection task order in the amount of \$1,190,600 to the Public Utilities Department's On-call Consultant, Hazen and Sawyer, for the provision of professional services during construction;
- d. Authorize staff to approve project change orders that do not collectively exceed the overall appropriation of \$24,932,675; and
- e. Authorize the Mayor and appropriate staff to execute all related contract documents.

HISTORY:

1. On November 3, 2015, the Mayor & Commission (M&C) approved the Infrastructure and Capital Improvements Element of the 2015 Service Delivery Plan (SDP) Update.
2. On May 3, 2016, the M&C accepted the Financial Element of the 2015 SDP Update. The Financial Element sets future water and sewer rates based, in substantial part, on the cost of asset ownership, capital reinvestment and environmental infrastructure.

3. On June 6, 2017, the M&C approved the selection of three on-call engineering firms with the scope of work that included design and construction management to Rehabilitate and Replace critical infrastructure.
4. On October 18, 2018, the Public Utilities Department (PUD) held a community meeting with property owners that will be affected by the project.
5. On December 4, 2018, the M&C approved Brooklyn Creek Interceptor Improvements – Phase 1 Preliminary Construction Plans.
6. On July 2, 2019, the M&C approved Brooklyn Creek Interceptor Improvements – Phase 2 Preliminary Construction Plans.
7. On February 6, 2020, a day of extreme rainfall, flash flooding and tornado warnings, the Brooklyn Creek Interceptor surcharged and 111,000 gallons of sewage overflowed into the Brooklyn Creek sewer shed in the area of The Plaza.
8. On August 4, 2020, the M&C approved the Infrastructure and the Capital Improvements Element of the 2020 SDP Update.
9. On April 22, 2021, a bid was received for the entire Brooklyn Creek Interceptor project in the amount \$32,446,919. The engineer’s original cost estimate in 2020 was \$11 million.
10. On April 23, 2021, PUD requested Hazen and Sawyer provide reasons for the higher bid and evaluate breaking the Brooklyn Creek Project into two phases. This would allow PUD to accomplish some sewer improvements immediately.

FACTS & ISSUES:

1. PUD is ramping up investment in ACCGov aging sewer infrastructure to protect the environment, public health and reduce Infiltration/Inflow (I/I) going to the Middle Oconee Water Reclamation Facility. Regular and predictable rate increases allow us to invest in the aging sewer infrastructure.
2. The 2020 SDP identifies Project #3-309 titled “Brooklyn Creek Interceptor Improvements” as the second-highest sewer priority after Tanyard Creek.
3. Phase 1 of the Brooklyn Creek Interceptor Project includes replacement of the sewer interceptor from the trunk line at the Middle Oconee River up to Baxter Street. The existing pipe alignment for Phase 1 is shown on **Attachment #1**.
4. Phase 2, which continues the interceptor replacement up to King Avenue, is 100% designed and easement acquisition is underway. Construction of Phase 2 cannot proceed until Phase 1 is complete.
5. At the community meeting held on October 18, 2018, six individual property owners were in attendance. There was general support and appreciation for the project.
6. The Brooklyn Creek Interceptor is significantly undersized for the amount of wastewater flow currently in the sewer shed drainage system. The clay pipe material and age of some of the adjacent homes indicate the drainage system may have been built in the 1950s. The

system investigation found areas with deficiencies including undersized pipes and pipes in very poor condition. Preliminary indications are that eight of the nine aerial crossings may be eliminated by replacing this interceptor, which will improve the protection and flow characteristics of the creek.

7. Staff worked with Hazen & Sawyer to evaluate different rehabilitation or replacement options with the goal of protecting future pipes from creek erosion, possible elimination of aerial segments, and identification/avoidance of protected environmental areas.
8. Much of the 7,000 feet length of the Phase 1 replacement sewer will be constructed within the same trench. The pipe size will be increased to provide greater capacity based upon population projections as approved in the 2020 SDP Update. The depth will be lowered to allow for the elimination of aerial spans along Brooklyn Creek.
9. Nineteen individual permanent easements and temporary construction easements are required to accommodate the project construction. Eighteen of these easements have been acquired by ACCGov.
10. The Georgia Environmental Protection Division and the U.S. Army Corps of Engineers have both issued permits for the project.
11. The estimated project cost for Brooklyn Creek Phase 1 was \$16 million. The expensive project costs are a result of eliminating 1,200 lf of aerials spans which require trenchless technology due to rock. At this time staff does not anticipate any sewer projects being delayed due to this higher cost.
12. The construction market remains difficult to predict even under normal times. Construction over the past two years has come with higher risks in the form of Covid-19, weather unpredictability, supply-chain uncertainty, and a sustained labor shortage. Contractors will be paying close attention to these risks and price the potential impacts on costs and schedule accordingly.
13. Reasons for constructing the Brooklyn Creek Interceptor project sooner rather than later are as follows:
 - Concerns about sewer capacity even during dry weather
 - Susceptibility to rainwater inflow and groundwater infiltration
 - Vulnerability of aerial crossings during storms
 - Water quality in Brooklyn Creek
 - Expiration of the 18 other temporary easements along the Phase 1 route
 - Over the past 12 months construction costs have escalated 68%.
14. Bids were received on April 12, 2022, from four of the nine prequalified contractors for the necessary labor, equipment and materials to accomplish the referenced project. A tabulation of the bids received is as follows:

<u>Contractor</u>	<u>Bid Price</u>
Cleary Construction, Inc.	\$26,947,485
Garney Construction, Inc.	\$23,242,075

Moorhead Construction	\$28,777,210
Strickland and Sons Pipeline, Inc.	\$25,886,450

15. PUD staff has reviewed and evaluated the bids submitted and respectfully recommends a construction contract be awarded to Garney Construction, Inc. in the amount of \$23,242,075. The subject contract will be a unit price contract which is based on estimated quantities and units. The final contract amount will be based on actual units and quantities installed during project construction.
16. The requested authorization is \$24,932,675 which includes a contingency of \$500,000 for unforeseen issues and project management/resident inspection services by Hazen and Sawyer in the amount of \$1,190,600.
17. Anticipated Project Schedule:
 - Notice to Proceed August 2022
 - Project Completion March 2024
18. This recommendation supports the following Mayor & Commission Strategic Commitment:
 - Healthy, Livable, Sustainable Athens-Clarke County

OPTIONS:

1. Mayor & Commission:
 - a. Authorize an appropriation in the amount of \$24,932,675 for the Brooklyn Creek Interceptor Improvements – Phase 1;
 - b. Award a unit price construction contract to the apparent low bidder, Garney Construction, Inc., in the amount of \$23,242,075;
 - c. Award a project management/resident inspection contract in the amount of \$1,190,600 to the Public Utilities Department’s On-call Consultant, Hazen and Sawyer, for the provision of professional services during construction;
 - d. Authorize staff to approve project change orders that do not collectively exceed the overall appropriation of \$24,932,675; and
 - e. Authorize the Mayor and appropriate staff to execute all related contract document.
2. Mayor and Commission deny the request.
3. Mayor and Commission defined option.

DEPARTMENT RECOMMENDED ACTION: Option #1 a, b, c, d & e

DEPARTMENT: Public Utilities

Prepared by: Hollis Terry IV

Hollis Terry IV

4/27/2022

Hollis Terry IV

Date:

ADMINISTRATIVE COMMENTS:

ADMINISTRATIVE RECOMMENDATION: Option #1 a, b, c, d & e

John M. Williford

May 11, 2022

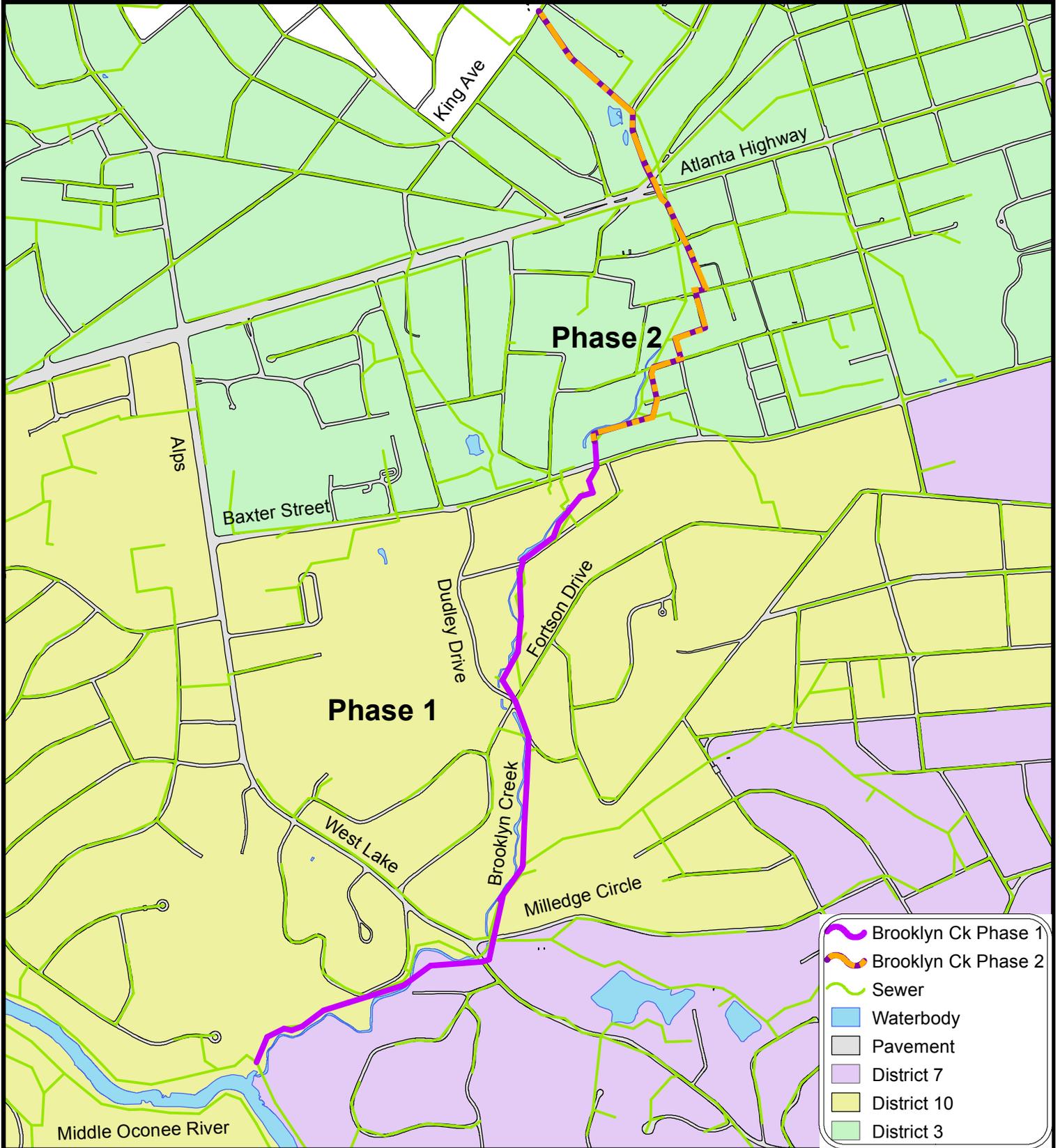
Manager

Date:

ATTACHMENTS:

Attachment # 1 - plat

Brooklyn Creek Sewer Interceptor Phases 1 & 2 - Attachment #1



The Unified Government of Athens-Clarke County
Department of Public Utilities

