# Weatherford Municipal Utility Board

## AGENDA REPORT

| | | | |
|---|---|---|---|
| **Meeting Date:** | July 24, 2025 | **Staff Contact:** | Rick Shaffer, Director of Water Utilities |
| **Item Number:** | 2025-369-AR | **Phone:** | 817-598-4473 |

**SUBJECT:** Discus and/or consider an amendment to the agreement with Webber Waterworks, LLC to authorize Guaranteed Maximum Price #3, in the amount of $23,597,528.80 for the Dr. Paul Phillips Water Purification Plant Expansion to 18 MGD project, thereby increasing the total contract value to an amount not to exceed $52,973,109.05; and discuss and consider providing direction to City Staff regarding the future construction of GAC Contactors #7 and #8.

**BACKGROUND/DISCUSSION**

**Plant Capacity and Improvements:**

The Dr. Paul Phillips Water Purification Plant ("WPP") has a rated capacity of 14 million gallons per day ("MGD"). A preliminary engineering report ("PER") for expansion of the WPP was completed in September 2021 that identified overall improvements needed at the WPP to expand to 18 MGD, and later to 22 MGD. Those improvements were split into five phases:

- Taste and Odor Control:
  - Phase I - WPP Granular Activated Carbon ("GAC") project
- Current Expansion to 18 MGD
  - Phase II - Filter Expansion and Rapid Mix Basin
  - Phase III - Raw Water Pump Station, Chemical Improvements, Residuals Handling Improvements
  - Phase IV - Clearwell, High Service Pump Station, and two additional GAC Contactors (#5 and #6)
- Future Expansion to 22 MGD
  - Phase V - Filter Expansion, two additional GAC Contactors (#7 and #8), and additional Pump Equipment for Raw Water Pump Station and High Service Pump Station

**Design:**

The Municipal Utility Board ("Board") previously awarded an engineering design contract to Plummer Associates for complete design and construction phase services of Phase II, and conceptual design only for Phase III. In October 2024, the Board authorized Amendment #1 for the remaining design of Phase III and full design of Phase IV. Amendment #1 did not include construction phase services for Phases III and IV, which is anticipated in a future amendment to the design contract.

**Construction:**

In February 2024, the Board approved an agreement with Webber Waterworks, LLC ("Webber", formerly PLW Waterworks) to serve as construction manager at risk ("CMAR") for the Dr. Paul Phillips Water Purification Plant Expansion to 18 MGD project (Phases II - IV). The original contract agreement included $653,075 in preconstruction services for Phases II - IV, and established a CMAR fee of 8.5% and a General Conditions cost of

$195,386 per month.

Construction of Phases II - IV is being released in multiple work packages. As each work package is released, the Board will have the opportunity to review and approve the guaranteed maximum price ("GMP") for the overall project.

- GMP1 - Critical equipment for Phase II:
  - Phase II includes certain equipment with very long lead times - up to 42 weeks for filter units and up to 62 weeks for electrical equipment. For GMP1, Webber solicited bids for two early work packages ("EWP"). EWP1 solicited bids for the prefabricated package plant (i.e. filter units), and EWP2 solicited bids for certain electrical equipment (electrical switchgear and motor control centers).
  - GMP1 also includes the CMAR fee and 4 months of general conditions, which were both approved by the Board under the original agreement in February 2024.
  - GMP1 was approved by the Board in September 2024.
- GMP2 - Critical sitework for Phase II:
  - GMP2 includes EWP3 (sitework, piping and foundations for the new Filter Process Building #2 and a new Rapid Mix Vault) and EWP4 (below-ground electrical, instrumentation and controls for those new facilities). GMP2 also includes a new Liquid Ammonia Sulfate ("LAS") chemical system to replace the existing ammonia gas chemical system.
  - For GMP2, Plummer solicited bids for EWP3, since Webber was expected to submit a bid to self-perform portions of that work; and Webber solicited the bids for EWP4.
  - GMP2 includes the CMAR fee and 12 months of general conditions, which the Board approved the rates for those items under the original agreement in February 2024.
  - GMP2 also includes allowances for the pre-purchase of specific material and equipment that are not part of GMP2, but are part of GMP3 for the construction of Filter Process Building #2. The purpose of this allowance is to mitigate future cost increases from proposed federal tariffs, and to mitigate risks to the construction schedule. The three allowances include $1,500,000 for the purchase and construction of structural steel; $600,000 for the early purchase of electrical conduit, fittings and conductor materials; and $900,000 for the early purchase of pipe, valves and fittings.
  - GMP2 was approved by the Board in February 2025
- **GMP3 - Balance of Phase II:**
  - GMP3 includes three bid packages:
    - BP2 - Commercial Package (structural building, plumbing and HVAC for Phase II building, and HVAC improvements for the existing filter process building)
    - BP3 - Balance of Phase II Process Facilities and Yard Piping (all remaining non-commercial work for the new Phase II filter process building; piping; site grading and landscaping; paving and sidewalks; and additional chemical improvements/modifications)
    - BP4 - Balance of Phase II Electrical, Instrumentation & Control (aboveground electrical, instrumentation and controls for Process Building II; electrical, instrumentation and controls for chemical improvements, improvements to the existing filter building, and new equipment and connections added to the GAC building; and project startup for all of the above.
  - For GMP3, Plummer solicited bids for BP3, since Webber was expected to submit a bid to self-perform portions of that work; and Webber solicited the bids for BP2 and BP4.
  - GMP3 includes the CMAR fee and 7 months of general conditions, which the Board approved the rates for those items under the original agreement in February 2024.
  - GMP3 also includes deduct allowances for the three allowances approved in GMP2 for the pre-purchase of specific material and equipment.
  - The engineer, Plummer, has reviewed GMP3 and recommends approval.

- The overall GMP will be modified in the future as additional work packages are released for construction of Phases III and IV. As future work packages are developed, they will be grouped into a future GMP4, which will then become cumulative into the overall GMP.

**Total Contract Value:**
With this third work authorization, the overall GMP and the total contract value will be as follows:

- Preconstruction Services = $653,075 (approved February 2024)
- Guaranteed Maximum Price = $52,320,034.05
    - GMP1 = $9,573,548.33 (approved September 2024)
    - GMP2 = $19,148,956.92 (approved February 2025)
    - GMP3 = $23,597,528.80
- Total Contract Value (Preconstruction Services + GMP) = $52,973,109.05

**GAC Contactors #7 and #8:**
Phase IV of the current expansion includes the addition of two new GAC contactors (#5 and #6) to be constructed ir a new GAC Contactor building to accommodate the expansion to 18 MGD. Two additional GAC contactors (#7 and #8) are planned for construction during the future Phase V, when the WPP is expanded to 22 MGD. Staff will present information to the Board regarding the construction of Phase IV and Phase V, and the option to design and construct the building for GAC contactors #7 and #8 as part of Phase IV. This option would shift approximately $3,000,000 of cost from Phase V to Phase IV, but would reduce the overall cost by approximately $1,280,000. Staff are seeking direction from the Board on this item.

## FINANCIAL IMPACT

This work authorization, in the amount of $23,597,528.80, amends the guaranteed maximum price to $52,320,034.05, and increases the overall total contract value to an amount not to exceed of $52,973,109.05. This will be funded with available funds from Utility Rate Revenues in the Water Capital Project Fund and Revenue Bonds.

## SUGGESTED ACTION

Staff recommends that the Municipal Utility Board authorize the City Manager to execute an amendment to the agreement with Webber Waterworks, LLC, for the Dr. Paul Phillips Water Purification Plant Expansion to 18 MGD project, authorizing the work in the GMP3 proposal, revising the total guaranteed maximum price to $52,320,034.05, and setting the total contract value not to exceed $52,973,109.05.

## ATTACHMENTS

- GMP 3 Recommendation Letter
- GMP 3 Work Authorization
- GMP 3