

# CITY OF LYNDEN



Mayor  
Scott Korthuis

Council Members  
Gary Bode  
Ron De Valois  
Gerald Kuiken  
Nick H. Laninga  
Brent Lenssen  
Kyle Strengholt  
Mark Wohlrab

City Council - Special Meeting / Study Session  
City Hall - 300 Fourth Street  
May 24, 2023

## **Call to Order**

## **New Business**

1. Wastewater Treatment Plant Maintenance Building Design-Build
  - A. Background: New maintenance building drivers
  - B. Omnia Partners Program and Process
  - C. Benefits of Design-Build / ESPC
  - D. Design and Construction
  - E. Schedule
  - F. Next Steps

## **Adjournment**

Lynden Public Works  
New WWTP Maintenance  
Building Project



# Agenda

- Background: New maintenance building drivers
- Omnia Partners Program & Process
- Benefits of Design-Build/ESPC
- Design & Construction
- Schedule
- Next Steps

# Need for new Maintenance Building



- Wastewater Treatment Plant Capacity Expansion needs space in existing maintenance shop to install new blowers
- Existing maintenance and storage space becomes an island when the river floods
  - New building would provide space on the mainland
- Existing storage buildings are on prized real estate close to town that would provide good parking
  - Existing storage buildings built in 1970s would be prohibitively costly to renovate
- New building site already has investment of structural fill

## Omnia Partners

Omnia Partners is the premier purchasing organization for state and local government, K-12 education, colleges and universities. All contracts available have been competitively solicited and publicly awarded by a government entity serving as the lead agency while utilizing industry best practices and processes. With the most experienced team in cooperative procurement and supply chain management, OMNIA Partners, Public Sector has the expertise to help public organizations achieve their strategic goals.

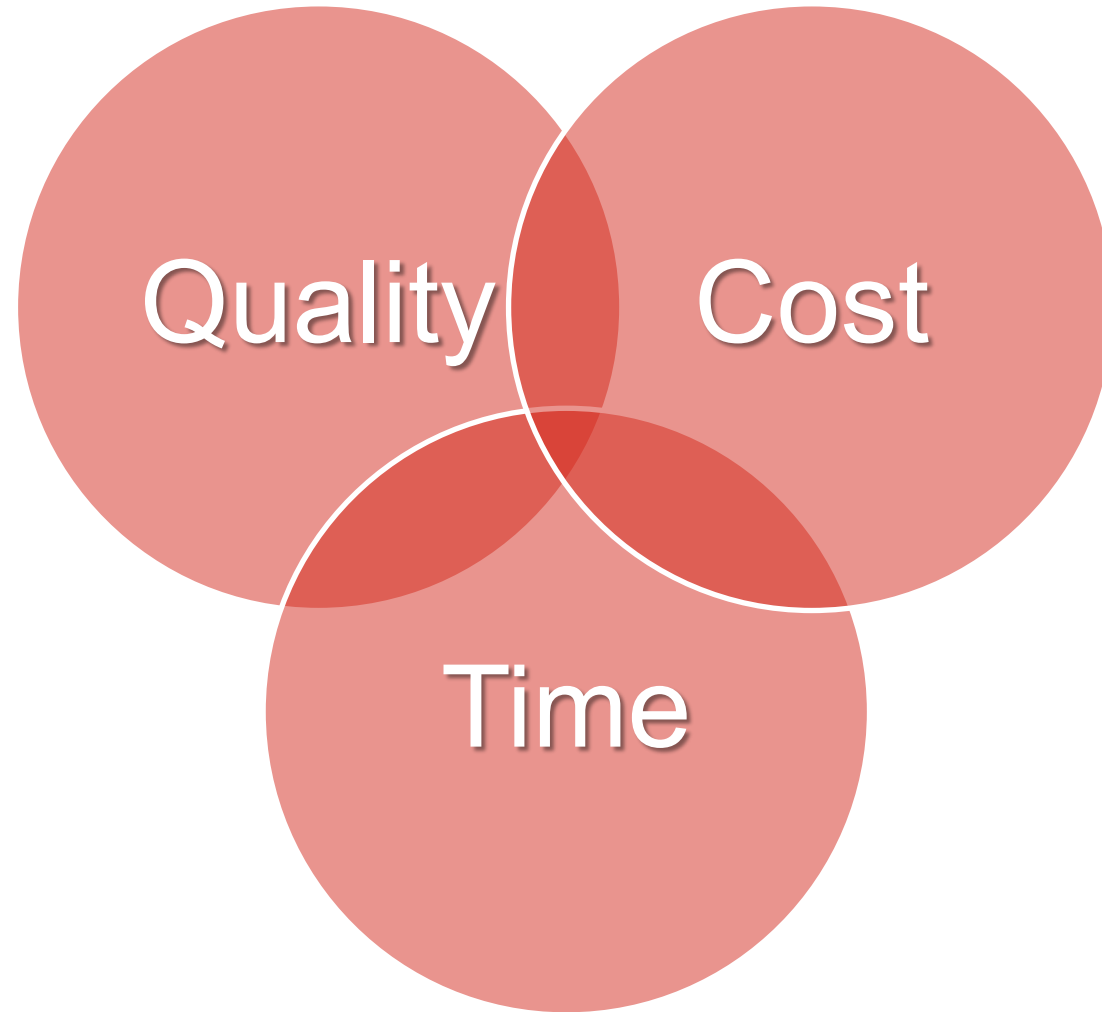
## Omnia Partners & Trane

- RCW 39.34 Interlocal Cooperation Act allows the City to piggyback on another public entities RFP
- The City contracts directly with Trane using the Omnia Partners contract number
- Firm fixed pricing per contract pricing agreement

# Process and Timeline



# Benefits of Design Build/ESPC





# Benefits of Design Build/ESPC



## Quality – Collaboration:

- Preliminary design is completed in collaboration with the City, the design engineer, and Trane.
- Design review meetings.
- Scope creep called out and recorded.
- Contractors provide input on final design ensuring efficient construction.
- The entire team is involved in problem resolution which allows for identifying and solving issues early and proactively.
- Trane stays engaged with the city post project close out to ensure the equipment is working as stated and to manage the warranty for a year after completion.

# Benefits of Design Build/ESPC



## Cost – Firm Fixed Pricing:

- Cost certainty mid-way through design.
- Scope creep identified often and early.
- Value engineering ideas through team collaboration.
- Lower design costs.
- Energy and operational savings are quantified by the team.
- Trane assists in applying for and obtaining utility incentives for all energy saving equipment
- Trane assists in applying for any applicable grants or loans desired by the City.
- Cost offset from the City hiring a prime contractor to Trane being the prime contractor with similar cost structure.

# Benefits of Design Build/ESPC



## Time:

- No required RFQ process to select design engineers.
- Trane writes, manages and solicits RFQ for pre-selected contractors.
- RFQ process is at midway point in design.
- Construction team collaborates with the design team to find cost and time savings.
- Faster project execution.
- Some construction activities could potentially take place prior to permits and final design.
- Equipment can be ordered earlier in the process.
- Construction sequencing is a collaborative effort which can reduce construction time.

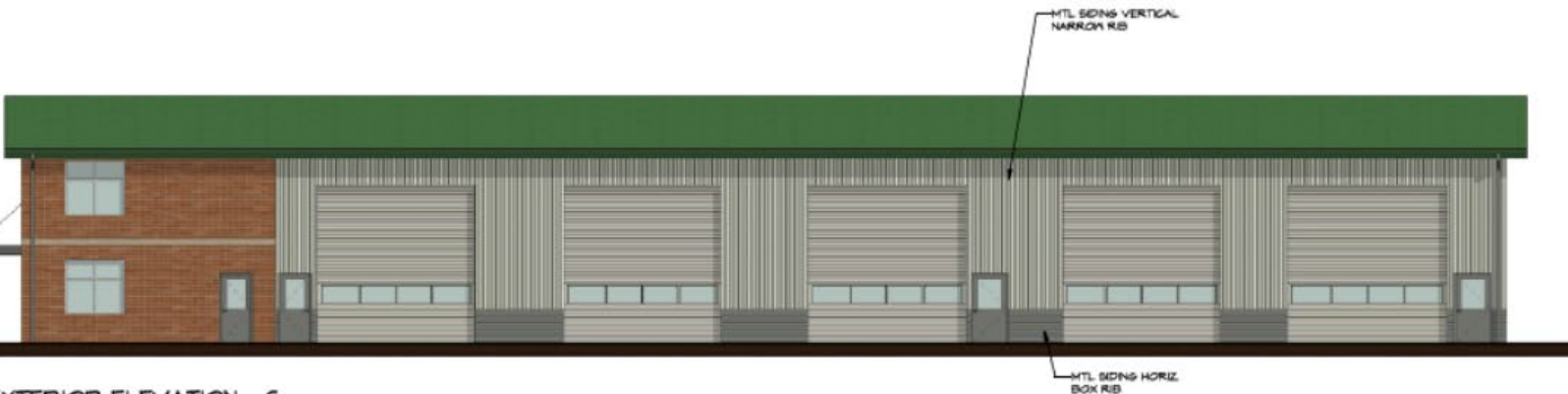
# WWTP Maintenance Building Design



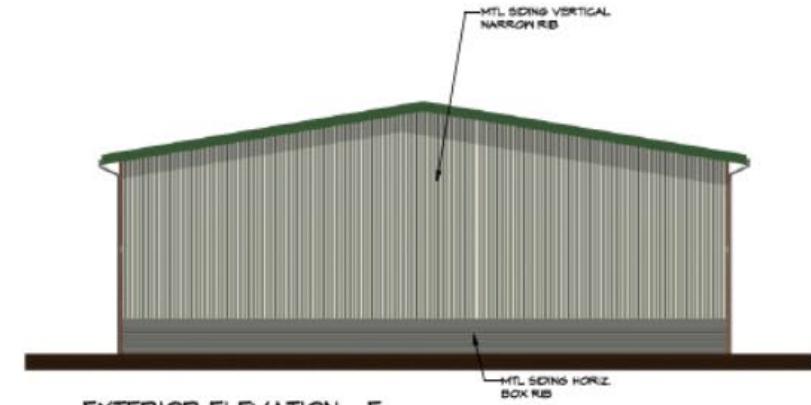
EXTERIOR ELEVATION - N  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - W  
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - S  
SCALE: 1/8" = 1'-0"



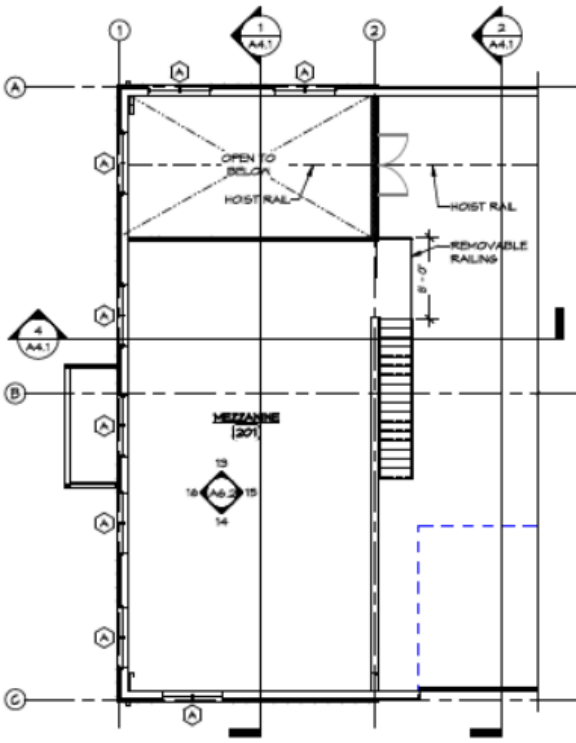
EXTERIOR ELEVATION - E  
SCALE: 1/8" = 1'-0"

# WWTP Maintenance Building Design

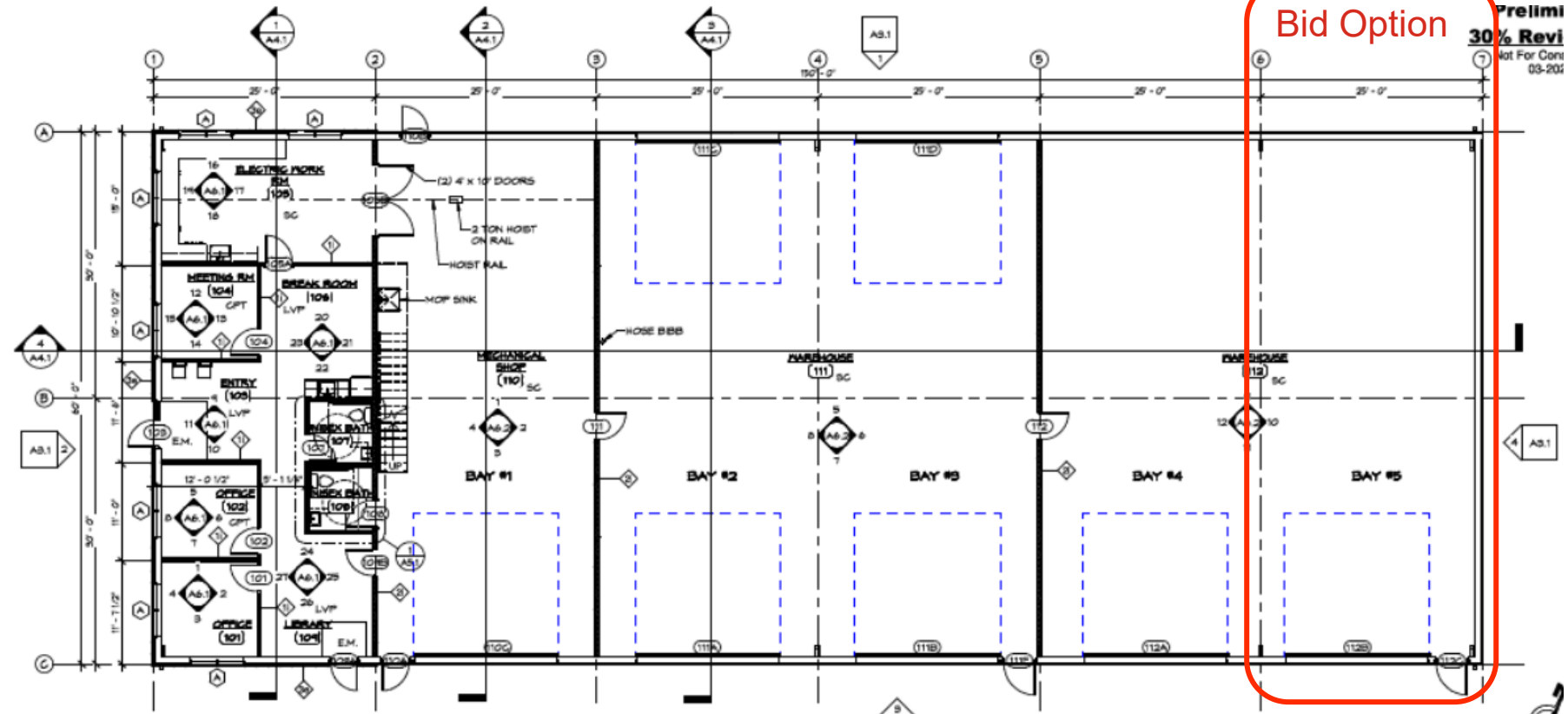


Bid Option

Prelimi  
30% Revi  
Not For Cont  
03-201



2 MEZZANINE FLOOR PLAN  
A2.1 1/8" = 1'-0"



1 MAIN FLOOR PLAN  
A2.1 1/8" = 1'-0"

# Contractors Attending Pre-Bid Site Walk



## General

Tiger

Colacurcio Brothers

IMCO

RAM

Deacon

## Mechanical (Union)

Blythe

Harris

Shinn


## Electrical

Sequoyah

Veca

Valley

# Maintenance Building Estimated Schedule

	Task Mode ▾	Task Name ▾	Duration ▾	Start ▾	Finish ▾
✓	→	<b>City Approve Letter of Commitment (LOC)</b>	30 days	Wed 12/7/22	Tue 1/17/23
✓	→	<b>Preliminary Design Kickoff</b>	10 days	Wed 1/18/23	Tue 1/31/23
✓	→	Pre-Application Technical Review Committee Meeting	1 day	Thu 2/16/23	Thu 2/16/23
✓	→	<b>Conceptual Design Submitted for Review</b>	40 days	Wed 2/1/23	Tue 3/28/23
✓	→	Design Review Board Meeting	1 day	Tue 4/4/23	Tue 4/4/23
✓	→	<b>LOC Progress Meeting</b>	1 day	Wed 3/29/23	Wed 3/29/23
✓	→	<b>Initial 30% Design</b>	15 days	Thu 3/30/23	Wed 4/19/23
✓	→	<b>City Review 30% Design</b>	3 days	Thu 4/20/23	Mon 4/24/23
✓	→	<b>30% Design Review Meeting</b>	1 day	Tue 4/25/23	Tue 4/25/23
✓	→	<b>Final 30% Design Documents</b>	5 days	Wed 4/26/23	Tue 5/2/23
	→	<b>Trane Design-Build RFQ process</b>	18 days	Wed 5/3/23	Fri 5/26/23
	→	<b>Trane Review and Vet Contractor Quotes</b>	12 days	Mon 5/29/23	Tue 6/13/23
	→	<b>City Approve Design-Build Contract</b>	10 days	Wed 6/14/23	Tue 6/27/23
	→	<b>Metal Building Plan created from Conceptual Design</b>	50 days	Wed 6/14/23	Tue 8/22/23
	→	<b>Finalize Civil, Electrical, Mechanical Design</b>	40 days	Wed 6/28/23	Tue 8/22/23
	→	<b>City Permitting Approval</b>	65 days	Wed 8/23/23	Tue 11/21/23
	→	<b>Metal Building Delivery</b>	80 days	Wed 11/22/23	Tue 3/12/24
	→	<b>Mobilize Civil Construction</b>	5 days	Wed 11/22/23	Tue 11/28/23
	→	<b>Civil Construction</b>	30 days	Wed 11/29/23	Tue 1/9/24
	→	<b>Erect Metal Building</b>	6 days	Wed 3/13/24	Wed 3/20/24
	→	<b>Finish Construction</b>	50 days	Thu 3/21/24	Wed 5/29/24

\*Dates are subject to change upon selected sub-contractor schedules, critical equipment lead times, etc.

## Next Steps:



- May 26, 2023: Trane receives contractor bids
- June 5-9, 2023: Trane provides final design & construction proposal
- June 19, 2023: City Council approval



# ***QUESTIONS?***