

**COUNCIL OF THE VILLAGE OF YELLOW SPRINGS**

**SPECIAL COUNCIL MEETING:**

**Presentations from Water Plant Design-Build Finalists**

**IN COUNCIL CHAMBERS @ 6:00 P.M.**

**Thursday, December 10, 2015**

**CALL TO ORDER**

Wintrow called the meeting to order at 6:02pm.

**ROLL CALL**

Present were Council President Karen Wintrow, Brian Housh and Marianne MacQueen. Also present were Village Manager Patti Bates, Assistant Village Manager Melissa Vanzant, Water and Wastewater Supervisor Brad Ault (and his crew Richard Stockton and John Christianson) and Superintendent of Electric and Water Distribution Johnnie Burns.

**WELCOME**

Sam Swanson, PE, HNTB Corporation, introduced the program and reviewed the format for the evening.

**PRESENTATIONS**

**Shook Construction with Jones and Henry Engineers.** Joe Mellon with Shook Construction introduced Shook in general, giving historical and business information about the business relevant to the project at hand, and introduced those present in the group as follows: Joe Mellon, Project Engineer (Shook); Gary Williams, Design Lead (Jones and Henry); Vince Schwartz, Project Manager (Shook); Keith Bruner, Preconstruction Manager (Shook); Teresa Van Skyock, Scheduler and BIM Manager (Shook); Pierette Wallace, Project Engineer (DAG Construction).

Mellon noted that the group has been in the design-build business since the 1930s and is based in the Miami Valley. He noted that the team selects their own contractors as a safety, quality and health priority, characterizing the team as a self-performing model.

Mellon stated that Chapel Electric would provide the electrical contracting and DJE would provide the control systems.

Project Engineering would be provided by EAG.

Mellon spoke at some length about the commitment that Shook has to diversity within its ranks and within its contracting groups.

Mellon emphasized several times the company's commitment to the Miami Valley and proximity.

Gary Williams, the Operator of Record and one of the owners of Jones and Henry, spoke of the firm's history and ongoing professional relationship with Shook. He stated that the first order of business would be to meet with the Village to assure that the scope of the project is correct with regard to the gallons-per-day load.

Williams stated that the schedule of construction is set forth such that the Ohio EPA can work alongside to streamline the approval process. He noted that his approach would be to gain pre approval, and then work collaboratively with the EPA. Williams stated that his expectation would be to obtain plan approval in June of 2016.

Keith Bruner outlined the depth of experience available within his pre-construction team. He stressed weekly team meetings as well as constructability reviews as a way to avoid surprises.

Vince Schwartz noted his team's emphasis on environmentally friendly construction: recycling throughout the project, LEED construction, etc.

Teresa Van Skyock explained the Virtual Design and Construction schedule and showed a video of the virtual schedule, which includes restoration of the staging areas with a wildlife riparian area.

Perrett Wallace, Project Engineer, stated that safety, punchlist completion, documentation, communication, etc. would be her responsibility. She stated that she would plan to attend Council Meetings on a regular basis to provide updates and information.

Williams reported on value-added ideas, noting that he could complete the design as-is, but that the value additions might save money in the long run. Williams noted that he would recommend placing the aeration and detention basins as well as the effluent area outside the structure.

Wintrow asked whether the group had considered moving the structure.

Mellon stated that the group would like to move it farther from the hillside, perhaps 10 feet. He had no specifics regarding cost for this suggestion.

Bates asked whether making the gravity filters manual would provide a significant savings.

Williams responded that he had not meant to suggest a totally manual filtration system earlier in the presentation, only that the operators should be capable of manual operation in the event of a failure.

Williams and Mellon responded to a question from Wintrow that having the designs from HTNB would speed the process and reduce cost.

Housh asked what the value additions would add to the overall cost, and was told that the changes would have little effect on cost.

Housh asked whether updates could be done through written reports as a way to lessen the cost of physical presence.

Mellon responded in the affirmative.

Ault asked about the ability to provide radio telemetry, given that this has not worked in the past.

Williams stated that the path is important in this process, as well as the method used in telemetry, but that he thought the method was feasible.

In response to a question from Swanson, Williams stated that Shook had provided heat to a plant by using the water itself.

Swanson asked whether the group saw any complication to completion in 2017.

Mellon stated that the plan is aggressive but workable and that he sees no need to extend the schedule. He noted that Shook would likely have to pre-purchase the softeners in order to get the plant under roof by winter of 2017.

Mellon concluded by noting that design and construction is a local business, stressing again that they present a local option.

**CDM Smith/Constructors.** Jeff Macomber, Stephen Boden and Rob Isabel presented for the company as follows:

Macomber highlighted the assets represented by the water plant and noted options for cost savings. Macomber stated that CDM Smith would hire locally rather than act as a self-performing entity.

Macomber emphasized the team's experience in working with the Ohio EPA, noting an emphasis on transparency.

Macomber spoke of the firm as employee-owned. He noted some changes to the plan, which he thought would save money and trees.

Macomber stated that he would be the "single point of responsibility" for the project.

Macomber stated that reviews would be performed at the 30%; 60% and 100% stages to assure predictable pricing. He commented that the schedule is meant to fit into an 18-month completion time frame.

Isabel commented that the filtration/pellet softening method seems a good one. He noted changes to save money and time within the schedule as follows:

A proposed lagoon system rather than mechanical de-watering as an operator-intensive operation; this, he opined, could save upwards of \$350,000.00 on the project.

Rather than a slow sand filter, the spent filtration water would go to a lagoon, and then to the Little Miami River, with the solids being mechanically removed every two years or so and taken to a landfill. He noted the need for an MPDS permit for backwash into the Little Miami. The option would reduce construction costs and schedule and reduce operator workload.

Macomber suggested making the building smaller by moving aeration equipment outside and considering use of a packaged filtration option.

Macomber suggested that the ability to make the building smaller would allow it to be moved readily. He opined that this would save upwards of \$250,000.00.

Macomber suggested the reuse of the existing clearwell and pumps for a saving of \$500,000-\$750,000. He suggested targeted repairs to upgrade the existing equipment in this proposal.

Macomber summarized that implementation of these suggestions could save \$1.5M or more and could bring the new plant online 2-3 months sooner.

Macomber went through a number of cost saving suggestions, noting that he and his team would bring these design options to the table regularly.

Steve Boden emphasized the element of sustainability, noting the experience the team has with rainwater mitigation and alternative energy sources.

Boden noted commitment to properly storing and maintaining equipment from its arrival onsite. He stated that projects are bid based upon best value, and showed an example of the form, pointing out the team's emphasis on safety.

Regarding risk, Boden noted the need for full function of the existing plant during the entire build process as a significant risk, stressing that this function would be of great importance.

Boden stated that a startup specialist would provide the training prior to the Village taking over operations.

Macomber concluded by stressing the one-stop communication model, innovative collaboration, transparency and highly experienced designers and contractors available through CDM Smith.

Bates asked whether reuse of the clearwell could be separate from reuse of the piping in the pumps, stating that the piping is very worn.

Boden commented that there is a significant cost savings of over \$1M in being able to reuse the clearwell even if the piping and pumps are replaced.

Swanson commented that the clearwell becomes available if the lagoon method is used.

Ault asked whether it is more difficult to obtain an NPDES permit without the sand filter.

Macomber stated that they have obtained such permits in other plants.

Housh asked what the life on the clearwell might be, referencing the costs savings if this was replaced during the initial construction. Macomber stated that the most recent RCAP study showed the clearwell to be in excellent condition.

In response to a question from Housh, Boden stated that replacement of a clearwell at a later point would bring significant cost in terms of the concrete.

MacQueen asked how far afield CDM Smith would go to contract out.

Boden commented that remaining within Greene County would be a priority. He stated that CDM Smith has the ability to perform many of the jobs, but sees the advantage in sub-contracting. He stated that all aspects of the job would be subcontracted.

Burns asked how the team would know whether the plant could be moved.

Boden responded that soil samples would have to be taken, but noted that the plant would be going deep within the soils. He commented that some of the savings was in moving the site, but much was in efficiencies.

Burns asked about the option of having a generator out by the well pumps.

Boden responded that they have not priced out this option.

Burns asked whether the safety record referred to only CDM Smith or to the sub-contractors as well. Boden stated that it is CDM Smith, but stressed the emphasis on safety review.

Swanson asked how the sand would be moved and asked whether the filters would be carbon steel.

The response was that a cheaper method of moving sand could be arranged, and that the filters would be carbon steel.

## **COUNCIL CONSULTATION**

Council invited Sam Swanson to the table to process the presentations.

Wintrow stated that because of the pricing presented, they will be unable to provide a resolution on December 21.

Wintrow stressed that the Committee is still trying to adhere to the plan of construction beginning in July, and expressed satisfaction with the process and the work of the committee.

Bates stated that a resolution at the first meeting in January is doable.

Wintrow highlighted the members of the Committee, which includes Brad Ault, Richard Stockton, Patti Bates, John Christianson, Johnnie Burns, Karen Wintrow and Gerald Simms.

Swanson stated that the job of the Committee at present is to evaluate the value-added proposals.

Housh asked that the Committee look at options for cost savings, specifically related to the intensity of in-person visits to Council and or Yellow Springs for purposes of communication.

Wintrow noted that a fair amount of collaboration with the Township will have to occur.

MacQueen asked when the Committee had received the larger proposals, and was told that they had arrived just prior to Thanksgiving.

Swanson explained that the process is now at 30% since that is the start that HNTB has provided.

Wintrow noted that the ability to tweak the process early on is the advantage to the design-build process, and should result in a better plant and a minimum of change orders.

Judith Hempfling asked about the advantage in cost of a design-build approach.

Swanson explained that it allows for an independent review and optimization of cost saving/value add options.

Bates explained that part of the reason for pushing the construction period out is to qualify for an OPWC loan/grant, which will save the Village about \$900,000 over the course of the project.

Swanson described the process as a way to manage costs up front.

Jerry Papania asked what the anticipated cost of the project is currently.

Bates expressed hesitation, stating that there is a great deal of negotiation to be done and that will affect the bid proposals significantly.

In response to a comment from Papania, Bates noted that while the estimates had been provided prior to her tenure, she recalled that the initial lower estimates did not include softening, and that the options including softening were closer to five million dollars.

#### **ADJOURNMENT**

At 8:21, Housh MOVED and MacQueen SECONDED a MOTION TO ADJOURN. The MOTION PASSED 3-0 ON A VOICE VOTE.

The next meeting of the Council of the Village of Yellow Springs will be held at 6:00 p.m. on Monday, December 21, 2015 in Council Chambers, John Bryan Community Center, 100 Dayton Street.

The Village of Yellow Springs is committed to providing reasonable accommodations for people with disabilities. The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the Village Clerk of Council's Office at 767-9126 or via e-mail at [clerk@yso.com](mailto:clerk@yso.com) for more information.