



CAPITAL & CONSTRUCTION MEETING

Monday, April 6 at 4:30 p.m.
Memorandum

This meeting was held virtually through GoToMeeting.

Mr. Pittman called the meeting to order at 4:45 p.m.

Members Present: Committee Chair Steve Pittman, members Eric Hand and Jeff Hill. Others in attendance were Board President Carl Mills, Board member Chuck Ryerson, Legal Counsel Anne Poindexter, Utility Director Andrew Williams, Engineering Manager Wes Merkle, Collections Superintendent Aaron Strong, Utility Engineer Ryan Hartman, Administrative Assistant Maggie Crediford. Public: Keith Beall, Tim Huston, Clark Byrum and Susan Wiable.

Public Comment

There was no public comment.

Dedications

Mr. Pittman made a motion to recommend the Board accept the dedications of Green on Meridian and Ansley Park sanitary sewers. Mr. Hill and Mr. Hand had no questions.

The Committee will recommend the Board of Trustees accept the proposed dedications.

Citizens/Byrum Sewer Service

Mr. Pittman reviewed the memorandum. Mr. Williams said he hopes to have a recommendation to the Board next week. Mrs. Poindexter is still corresponding with the school and Citizens. Mr. Williams may ask the Board to approve an agreement provided staff and Legal Counsel are satisfied with the terms. Mr. Williams was pleased that Citizens dropped the requirement for a wholesale agreement and instead is agreeing the parcel can be serviced as a customer of TriCo until Citizens extends sewer. If Citizens would not provide service to the parcel within 10 years, the parcel would become a permanent TriCo customer.

Mrs. Poindexter said no Committee action is needed at this time. The attorneys are working on the details of the term sheet. Mrs. Poindexter will work with the other attorneys in the hopes to get a consensus before the Board meeting.

Mr. Hill asked if this agreement would alleviate the concerns Mr. Merkle and Mr. Williams had with servicing the property under a wholesale agreement.

Mrs. Poindexter said the previous concerns would be a non-issue. Under this proposal the Utility would service the customer in all respects, and that all TriCo rules would apply, including the right to inspect the system.

Mr. Hill asked if this proposal is agreeable for the Byrums.

Mrs. Poindexter said Mr. Byrum's attorney has asked for some adjustments to the wording in the proposal as well, but she believes they can all reach an agreement.

Mr. Williams said the new term sheet is much more agreeable to staff. He is very optimistic an agreement can be reached.

Mr. Pittman thanked everyone for working hard to come to an agreement and get this done. Tim Huston of Highlands Latin School thanked everyone as well.

#2003 Neighborhood Sewer Extension Design Services

Mr. Williams asked the committee to recommend the Board proceed with engineering services for extending sewers to Woodhaven, Timber Ridge, Williams Creek Farms and remaining parts of Lakewood Gardens neighborhoods and approve the professional services agreement with GRW in an amount not to exceed \$56,510.

Mr. Merkle said this project is one of two projects left to make sewer available to all neighborhoods in TriCo's service area.

The Committee members had no questions or comments and will recommend the Board of Trustees award the #2003 Neighborhood Sewer Extension Design Services to GRW in an amount not to exceed \$56,510.

#1902 Construction Inspection Services

Mr. Pittman said staff recommends approving a professional services agreement with GRW for inspection services in an amount not to exceed \$164,000.

Mr. Merkle said there was a lot of competition. Several firms were interested in the project. GRW offered an inspector with the most applicable experience and lowest cost. The candidate has done inspection work for TriCo before. Mr. Merkle recommended moving forward.

Mr. Hand asked if this request was considered in the budget or if it is a new dollar item.

Mr. Merkle said it was in the original budget but removed when the bids came back so far over budget. Staff had then hoped to cover the inspections in house but realized this is not possible after reviewing the contractor's schedule and considering other sewer projects underway consuming staff time, so this is a new budget item. He said the inspection cost will be more than made up by value engineering efforts to be discussed later in the meeting.

Mr. Hill agreed that using a contract employee in this instance is reasonable. He asked if it will be a full-time position.

Mr. Merkle said it will be 40 hours per week, the candidate has 40+ years' experience, and GRW will charge \$80 per hour.

Mr. Williams said Mr. Merkle doesn't have time to inspect the work while running other projects at the same time as well as TriCo's Engineering Department. The \$80 per hour rate is very reasonable, the other firms came in up to \$140 per hour.

There were no other questions. The committee will recommend the Board approve the professional services agreement with GRW for inspection services in an amount not to exceed \$164,000.

#1910 A/V Equipment

Mr. Pittman read staff's recommendation to approve the agreement with Ultimate Technologies Group to provide and install new AV equipment for \$26,780.

Mr. Merkle said the AV system is for the new training room. It includes a PA system for Board meetings, projector and screen, wireless equipment and new speakers. This equipment will provide only what is needed. Mr. Merkle said staff could not purchase the equipment on their own at the prices offered, and this price includes installation.

Mr. Pitman asked if this project is included in the approved budget or if it is an additional request outside of the budget.

Mr. Merkle said it is included in the approved budget but needs approval from the Board since it is over \$25,000.

The Committee had no questions or concerns and will recommend the Board approve the request.

Capital Project Updates

Mr. Merkle explained all the easements for the Haver Way project have been secured. Staff plans to proceed with bidding the project next month if the pandemic subsides.

Lift Station 14 Parallel Force Main construction begins this month.

Plant expansion construction contractor Thieneman has mobilized, moving equipment and crews to the jobsite. Job trailers are set up in the back of the plant next to the Biosolids Building. Thieneman began clearing ground at the plant. The force main relocation along Mayflower Park Drive was completed overnight last week. Crews are now excavating for the new clarifiers.

Staff continued an extensive value engineering effort with Thieneman selecting over \$300,000 in savings. Staff anticipates presenting a change order to the Board next month to finalize savings.

On the Eagle Creek Outfall Sewer Extension, Legal Counsel is working with DOW counsel to negotiate easements. Bidding will proceed when easement acquisition is complete, possibly in May.

Office Project construction contractor Alderson demolished the original office to its metal frame. Alderson identified several savings opportunities that deliver what we want for lower cost, and staff executed a change order for a \$17,069 credit. Several other savings items are still being explored. Work has been added to Alderson's scope as they demolish parts of the existing building and identify previously hidden problems with the existing building that have to be addressed. This information will be provided once changes to scope and cost are known.

Blackline worked with staff to review furnishings proposals from three local firms. Furnishings and equipment are expected to come in well below the \$200,000 budget. Staff plans to tour vendor showrooms in May, prior to finalizing furnishing selection, and presenting to the Board for approval.

Staff received three quotes for blinds. Blackline assisted in the process to make sure we would get products that will meet our needs. The low quote was from the local firm Drapery Street.

Little Eagle Creek Interceptor Extension is on hold. The developer is waiting to proceed until the Zionsville Economic Development study is concluded. Plans to extend the runway further to the south at the airport could kill the project. Mr. Merkle will provide an update when one is available.

Mr. Pittman said he had a conversation with Ken Cochran from HSE regarding sewer service for Union Township through Citizens Westfield's wastewater plant. He asked staff to be mindful of this and asked that they pay attention to developments in that area.

Other Business

Mr. Pittman said he was contacted by a homeowner who lives across from Westmont subdivision on a one-acre parcel. The homeowner is interested in connecting to sanitary sewer service. Mr. Pittman said he instructed the homeowner to contact Mr. Merkle or Mr. Hartman.

Mr. Hartman said he spoke to the homeowner and he believes there are options in the area to serve his property.

Mr. Pittman asked if the Utility has had any issues with customers not paying bills due to employment issues during the pandemic.

Mr. Williams said the stay at home order hit around the same time as the billing due date in March. It appears that customers had time to pay their bills since late fees dropped from \$7,200 on a typical month to \$5,200. April will be a better indicator for judging if customers will have issues making payments. Bills are due on April 20th.

The meeting was adjourned at 5:17 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'WM', written in a cursive style.

Wes Merkle
Engineering Manager