



## TriCo Regional Sewer Utility

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www.TriCo.eco Phone (317) 844-9200 Fax (317) 844-9203

### **CAPITAL & CONSTRUCTION COMMITTEE MEETING**

Monday, May 4, 2020 at 4:30 P.M.

10701 N. College Ave, Suite A, Indianapolis, IN 46280

By Video Conference per EO 20-09

#### **TriCo C&C Committee Meeting May 4**

Mon, May 4, 2020 4:30 PM - 5:30 PM (EDT)

**Please join the meeting from your computer, tablet or smartphone.**

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### **AGENDA**

1. Public Comment
2. Temporary Service Agreement with Citizens
3. Government Building Sales Agreement with Township Trustee
4. Capital Project Updates
5. Other Business

Next Scheduled C&C Meeting: Monday, June 1, 2020 at 4:30 pm



## MEMORANDUM

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**To:** Capital and Construction Committee  
**From:** Andrew Williams  
**Date:** April 29, 2020  
**Subject:** Temporary Service Agreement with Citizens

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Staff have been negotiating a Temporary Service Agreement between Citizens Wastewater of Westfield, LLC, TriCo Regional Sewer Utility, Byrum Family Limited Partnership and Highlands Latin School Indianapolis. Staff is supportive of the proposed agreement pending a few revisions to the wording. Here are highlights of the agreement:

- Citizens will allow TriCo to temporarily serve the Byrum parcel
- The School will be TriCo's direct customer; there is no wholesale arrangement through Citizens
- Byrum or the School, as they determine between them, will pay all costs and fees required by TriCo to establish sewer service to the School
- The School has three years to complete construction and connection to TriCo sewers or the agreement is null and void
- TriCo may keep all fees it has collected for providing service to the School
- If Citizens does not extend sewers and transfer service to their system within 10 years, the School will permanently remain TriCo's customer

Mrs. Poindexter continues to work with the other attorneys to obtain agreement on the final wording.

Recommended Action: Recommend Board approval of the Temporary Service Agreement with Citizens.



## MEMORANDUM

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**To: Capital and Construction Committee**

**From: Andrew Williams**

**Date: April 29, 2020**

**Subject: Building Sales Agreement and Lease**

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Staff have been negotiating the sale of TriCo's share of the Hensel Government Building to Clay Township. The purchase price for the property would be \$946,000 based on the average of two appraisal. TriCo would then make lease payments until the staff is relocated to the new office at the Water Resource Recovery Facility. The scheduled completion date of the new office space is November 1, 2020.

Mrs. Poindexter is working with Mr. Bosma on the final wording of the agreements. Details will be presented at the Committee meeting.

Recommended Action: Recommend Board approval of the Sales Agreement and Lease Agreement between TriCo Regional Sewer Utility and Clay Township.



## MEMORANDUM

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**To:** Capital and Construction Committee

**From:** Wes Merkle

**Date:** April 29, 2020

**Subject:** Capital Project Updates

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The following updates are provided for ongoing capital projects. Please refer to the Capital Project Fact Sheets for background information on individual projects.

1. #1802 – Haver Way Sewer Improvements (located southwest of Keystone and 96<sup>th</sup> Street)

All easements have been secured. Staff plans to postpone bidding by another month due to business disruptions caused by the pandemic. Bidding is anticipated to begin late May with results presented to the Board in July. Construction is anticipated through spring 2021.

2. #1901 – Lift Station 14 Parallel Force Main (located along Michigan Road from Austin Oaks to Ansley Park)

Materials have been delivered to the jobsite. Construction activity will pick up in the coming weeks and last through fall of 2020.

3. #1902 – TriCo WRRF Expansion

Crews continued excavating for two new clarifiers as well as the new RAS Pump Building. Approximately 6,000 cubic yards of excess dirt was stockpiled behind the Biosolids Building; this spoil will be used for backfill once the structures are complete. The rest of the dirt is being moved to the property south of the plant. Construction contractor Thieneman has an agreement with that property owner to clear his property and raise the grade using excess dirt from our jobsite.

Several concrete pours were completed for the new RAS Pump Building. They are preparing two out of three clarifier floor slabs. Crews began excavating for the new VLRs and will begin installation of process piping shortly as materials arrive on site.

Construction is on schedule. The pandemic has had a limited impact on manpower and material delivery so far.

Jack Hutchens with GRW began daily inspection work at the plant. Jack will assist in monitoring multiple crews working on site, making sure the work is high quality and in compliance with plans and specifications.

Staff is wrapping up value engineering efforts with Thieneman. Over \$300,000 in savings have been identified. A change order capturing the savings will be presented to the Board once staff receives remaining information from Thieneman.

4. #1906 – Eagle Creek Outfall Sewer Expansion (located between TriCo WRRF and Eagle Creek to the west)

Staff and Legal Counsel are working with DOW to secure remaining easements. We expect easement acquisition to be complete shortly and bidding will proceed when easements are secured. Staff plans to postpone bidding by another month due to business disruptions caused by the pandemic. Bidding is anticipated to begin in late May, with results presented to the Board in July. Construction is anticipated through spring 2021.

5. #1910 – Office Unification

Construction contractor Alderson has installed reinforced concrete footings and foundation walls for the building addition. Alderson and staff continue to battle many issues related to existing building construction and unforeseen conditions, including unstable foundations, exterior block walls, and various utility systems in conflict with the work.

Crews are backfilling foundation walls, working on under-slab utilities, installing HVAC equipment, and preparing to pour the addition floor slab. Delivery of steel framing was delayed two weeks to mid-May. Framing erection will proceed immediately once materials are on site. Expect progress to accelerate once framing and roofing are in place. Construction is 1-2 weeks behind schedule because of metal framing delivery; however, Alderson still expects to complete the project on schedule this fall.

Blackline continued to work with staff and local firms to identify furnishing needs. A show room visit with staff was postponed to May due to the pandemic. Once the furnishing selection is finalizing the purchase agreement will be presented to the Board for approval.

6. #2001 – Little Eagle Creek Interceptor Extension

Staff plans to run design and construction concurrent with a large single-family development just north of Brookhaven and Fieldstone. The developer is waiting for Zionsville to release an economic development plan for the area surrounding the nearby Hamilton County-owned airport. The airport is expected to extend its runway south, potentially impacting the developer's preliminary plans. If the developer's project moves forward, staff will issue an RFP for engineering design services of our interceptor extension project.