

**UTILITIES**

 Brighton

# Owner's Representative: Brighton Water Treatment Plant

CITY COUNCIL – SEPTEMBER 20, 2022

City Staff Representative: Marc Johns, Director of Utilities

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 STRATEGIC FOCUS AREA  
Financially Responsible

 STRATEGIC FOCUS AREA  
Supportive, Sustainable Infrastructure

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## Project Background

- The City of Brighton's WTP is the largest project in the city's history
- These types of projects only occur about every 30 years due to cost and size
- Project is expected to take three years to complete
- City staff is limited in time to manage a project of this magnitude
- Project needs expert oversight to eliminate issues, delays, and to keep cost in budget
- Owner's Representative is budgeted in overall cost of plant that has been previously presented to City Council

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## What is an Owner's Representative?



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## Why do we need an OR?

- Cost Control – Immediately address cost issues. MUST stay on budget.
- Design oversight – Assist in technical review to develop an understanding of the project in the early stage
- Process Control Development – Making sure things flow efficiently
- Risk Analyst of project – Catch the "red flags" before issues arise
- Schedule oversight – We MUST stay on schedule
- Understanding of testing and start up – Critical end process for an operational plant

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## Selection Process

- Firms were evaluated based on multiple factors including experience, ability to perform required oversight, staffing and cost
- Three firms submitted qualifications
- All three firms were asked to present
- Lastly, the firms submitted a formal proposal
- Five Utilities Staff members and one Procurement Staff member evaluated the submittals

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### Selected Firm

- Carollo was determined to be the most responsive and responsible firm
- Carollo met or exceeded all initial criteria in the RFQ
  - The only firm with project experience on \$130+ Million projects
  - The only firm with new plant project experience
  - Ability to work with Designer and Contractor to keep process flow
- Carollo scored highest on evaluation by all Staff members
- Carollo demonstrated greatest understanding of the project and scope of work
- Carollo did not have any current/pending litigation

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### Project Team Organizational Chart

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### Carollo Staffing Proposal

Position	Estimated Total Hours
CM Technical Expert	160
Client Service Manager	776
Resident Engineer	6,880
Field Engineer	6,240
Senior E&C Inspector	4,160
Lead Civil/Structural Inspector	4,320
Operations and Startup	960
Resident Project Representative	3,280
Lead Mechanical Inspector	3,640
Project Controls	760
<b>Total</b>	<b>31,176</b>

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**FINANCE**  
Procurement Division

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### Carollo Staffing Proposal

**PROCUREMENT METHOD:**  
Formal Solicitation, advertised via BidNet Direct, resulting in three (3) responses.

**PROPOSAL RECEIVED:**  
 Proposal 1: \$6,300,482.00  
 Proposal 2: \$5,109,773.00  
 Proposal 3: \$3,774,541.00

**STAFF RECOMMENDATION:**  
Accept Proposal 1, submitted by Carollo Engineers, Inc. as this Proposal has been deemed the most responsive and responsible of those received. The firm demonstrates complete understanding of the project with the experience and expertise to manage the solution to the best interests of the City of Brighton.

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### Carollo Staffing Proposal

Staff recommends moving forward with Carollo at a cost of  
\$6,300,482.00.

The RO cost has been included in the total cost of the WTP Project

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