

Board of Public Works and Safety

Agenda Item

Cover Sheet

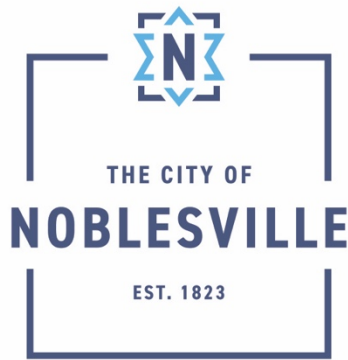
MEETING DATE: May 14, 2024

- Consent Agenda Item
- New Item for Discussion
- Previously Discussed Item
- Miscellaneous

ITEM #: 6

INITIATED BY: Jonathan Mirgeaux

- Information Attached
- Bring Paperwork from Previous Meeting
- Verbal
- No Paperwork at Time of Packets



TO: Board of Public Works and Safety
FROM: Jonathan Mirgeaux, Utilities Director
SUBJECT: Recommendation for selection of Public-Private Partnership Development Team
DATE: May 14, 2024

On behalf of the Selection Committee, I appreciate the opportunity to present this memo and recommendation for selection of a developer team partner for the Sludge Process Improvement Project at the Noblesville Utilities Wastewater Plant.

In September 2022, the Board approved a Service Agreement with Donohue Engineering that included planning and feasibility studies on improvements at the wastewater plant. On March 18th, the Utilities issued a Request for Proposals and Qualifications (RFPQ) seeking responses from developer partners who would work with the Utilities and Donohue Engineering to design, build, operate, and maintain improvements to the wastewater plant's North Sludge, Headworks and Sludge storage buildings. The RFPQ specified :

- Replacing existing belt press with two Screw presses.
- Replacing the sludge conveyer belt system with a progressive cavity pump and piping system
- Replacing the grit clarifiers in the Headworks building
- Building improvements to meet standards for fire and explosion protection (NFPA 820)

Additional project goals and selection criteria were specified in the RFPQ, which is attached to this memo for reference.

The Utilities received three responses to the RFPQ and, in the view of the Selection Committee, all three responses were high quality, and each applicant appeared highly qualified and would provide significant positive benefit to Noblesville Utilities if chosen. The Committee met on multiple occasions to review and discuss the responses, and invited all three companies to deliver a presentation to the Committee where the Committee was able to ask some clarifying questions in order to inform this recommendation.



Based on the Selection Committee review and deliberations, the consensus was to request the Board of Public Works and Safety approve the selection of Thieneman Construction as the Utilities' developer partner for this project. The Selection Committee

- Project management approach utilizes Procore software to track all drawings, submittals, RFIs, schedules, etc. The project management will incorporate project preplanning, pull planning to prepare weekly plans, and planning boards to track task completion efforts.
- Offers to lead interviews and investigations of potential equipment suppliers.
- Intends to develop project designs in Revit 3d modeling with 4d video presentation displaying the planned project progress. The 3d model will be delivered to the City as a bonus project deliverable.
- Thieneman project delivery team includes Noblesville residents who indicated local "ownership"

After this selection, the Utilities will work with Thieneman Construction to negotiate and award a professional services agreement, using the Build-Operate-Transfer procurement method, to further define the scope, design services, material procurement, financing structure and total costs of the project, consistent with the project RFPQ and applicable law. The project budgets included within the Thieneman proposal were within the range and permissible factors specified in the RFPQ.

We appreciate your consideration of the consensus recommendation and can address any questions that you may have about the recommendation and the process steps that will be completed in the coming months.



RESOLUTION NO. RB-22-24

A RESOLUTION APPROVING THE ENTERING INTO BY THE CITY OF A SCOPING AGREEMENT WITH THIENEMAN CONSTRUCTION, INC. FOR THE CITY'S SLUDGE PROCESS IMPROVEMENT PROJECT

WHEREAS, the City of Noblesville, Indiana (the "City") issued a Request for Proposals and Qualifications to design, build, operate, and maintain a sludge process improvements project in the City (the "RFPQ") which RFPQ was issued on March 12, 2024;

WHEREAS, pursuant to the RFPQ, the City sought offers to design, build, operate, and transfer to the City improvements to the City's wastewater treatment plant, North Sludge Building, Sludge Storage Barn and the City's Headworks all located at 197 Washington Street in the City (collectively, the "Project"), pursuant to a public-private agreement between the City and the selected offeror in accordance with Indiana Code 5-23 *et seq.* (the "Act");

WHEREAS, Thieneman Construction, Inc. (the "Offeror"), prepared and provided its proposal and statement of qualifications (the "PSOQ") to design, develop, build, operate, transfer, and maintain the Project on April 9, 2024;

WHEREAS, the City determined that the Offeror is reasonably susceptible of being selected for a Build Operate Transfer Agreement for the Project (the "BOT Agreement") in accordance with the Act;

WHEREAS, the RFPQ Selection Committee (the "Committee"), having reviewed the PSOQ and along with other responses to the RFPQ, has recommended to the City's Board of Public Works and Safety (the "Board") that it accept the Offeror as the party selected for continued negotiation, scoping, and eventually completing the Project;

WHEREAS, the Board, having held a public hearing on the date hereof and having considered the information presented to it, hereby accepts that recommendation;

WHEREAS, consistent with and pursuant to the RFPQ and the Act, the City and the Offeror desire to have prepared and enter into a scoping agreement for the Offeror to cause to be completed the scoping services related to the Project (the "Scoping Agreement");

WHEREAS, the purpose of the Scoping Agreement is to enable the Offeror to complete the next steps of design for the Project so as to take the plans from concept designs to final construction plans including a guaranteed maximum price, to set the expected milestones for the Project and to further refine the Project so that the City and Offeror can enter into a BOT Agreement;

WHEREAS, the Board, having considered the information provided to it by the Committee, the City administration and others, finds that the City should cause to have prepared and enter into a Scoping Agreement with Thieneman Construction, Inc. for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

Section 1. The Mayor and/or Deputy Mayor of the City are each hereby authorized to negotiate and, with the advice of counsel, execute a Scoping Agreement for the Project on behalf of the City consistent with the provisions of the RFPQ and this resolution.

Section 2. The Mayor, the Deputy Mayor, the Controller and the Clerk of the City, and such other staff members, service providers and firms as they may direct are hereby authorized and directed to take any and all other actions on behalf of the City as may be necessary or appropriate to carry out the purposes of this resolution and/or the Scoping Agreement.

Section 3. This resolution shall be in full force and effect after its passage and execution as provided by law.

All of which is approved by the Board of Public Works and Safety of the City of Noblesville, Indiana this 14th day of May, 2024.

JACK MARTIN, PRESIDENT

JOHN DITSLEAR, MEMBER

LAURIE DYER, MEMBER

ROBERT J. ELMER, MEMBER

RICK L. TAYLOR, MEMBER

ATTEST:

EVELYN L. LEES, CLERK