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**CITY OF TEMPE**  
**REQUEST FOR COUNCIL ACTION**

**Council Meeting Date: 11/03/2016**  
**Agenda Item: 5B11**

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**ACTION:** Award Job Order No. 12 to CSW Contractors, Inc. for Phase 7 of the City-Wide Water Valve & Fire Hydrant Replacements program throughout the City.

**FISCAL IMPACT:** The Job Order No.12 amount is \$295,075.31 and the project contingency amount is \$29,507.53. Funds to cover this contract and related costs are appropriated for fiscal year 2016/17 in the Capital Improvement Project No. 3299989, Transmission & Distribution Capital Improvements.

**RECOMMENDATION:** Award contract to CSW Contractors, Inc.

**BACKGROUND INFORMATION:**

***Project History:***

The purpose of this multi-phase project is to utilize a qualified contractor to plan, coordinate, and execute the replacement of over 100 broken water valves in the city-wide water distribution system, as well as around 300 Pacific States model fire hydrants. This contract will augment City Utility Services staff in repairing and replacing broken water valves and fire hydrants.

Tempe's water distribution system includes approximately 26,600 buried water valves located within street right-of-ways, alleys, and waterline easements. Some valves in the system are more than 50 years old. The broken valves have various problems ranging from leaking to being stuck in a closed or partially closed position. Since the water distribution system consists of an interconnected looped network that allows water to move in either direction through most of the water mains, none of the currently broken water valves are preventing flow from reaching customers. However, broken water valves cause unnecessary friction losses in the system that waste energy and reduce the level of redundancy of the system. Broken valves can also result in making it more difficult to shut down flow during water main breaks. As a result, more customers can end up temporarily out of water service during such impacted events.

Fire Hydrants in need of replacement can be addressed at the same time of nearby water valve replacements. These replacements are part of the Pilot Pacific States fire hydrant replacement program which focuses on 300 of the approximate 3,000 Pacific States fire hydrants in Tempe's water distribution system. The reasons for replacing Pacific States fire hydrants include poor operational conditions, significant water losses from leakage, the difficulties in obtaining repair parts, and the considerable amount of extra time spent fixing this particular model of fire hydrant.

***Scope of Work:***

Proposal Package #7 of the City-Wide Water Valve & Fire Hydrant Replacements project includes 10 broken water valves and 10 Pacific States fire hydrants, all of which are located within an area confined by Broadway Rd. and Southern Ave. on the north and south, and Priest Dr. and Mill Ave. on the east and west. Multiple water valves and fire hydrants will be replaced during common water shutdown and traffic control events in order to increase project efficiency and mitigate shut down durations for residents and businesses. The broken water valves to be replaced range in size from 6-inches to 12-inches. Each Pacific States fire hydrant also includes the replacement of an associated 6-inch gate valve serving the hydrant. In addition, the scope of work includes resident and business notifications made by the contractor in advance of the water shutdown and traffic control events.

The addresses of the water valves and fire hydrants are as follows:

405 West Fairmont Drive  
Two valves at 730 West Fairmont Drive  
444 West Geneva Drive  
600 West Geneva Drive  
710 West Geneva Drive  
810 West Geneva Drive  
2000 South Roosevelt Street  
2100 South Roosevelt Street  
2150 South Roosevelt Street  
2210 South Roosevelt Street  
2300 South Roosevelt Street  
2710 South Roosevelt Street  
3031 South Roosevelt Street  
3120 South Roosevelt Street  
3125 South Roosevelt Street  
1744 East Southern Avenue  
525 West Southern Avenue  
570 West Southern Avenue  
280 West University Drive

**Contract Type:** Job Order Contracting

**Procurement Method:**

CSW Contractors, Inc. was previously selected through a qualifications based process consistent with Arizona Revised Statutes. § 34-601 through 611 for job order contracting. The qualifications based selection process for job order contracting includes evaluating each contractor's statement of qualifications, in response to our request for qualifications (RFQ), and holding selection panel interviews with qualified firms based on the following criteria:

- 15% Relevant experience and qualifications of the proposed firm, team and key personnel;
- 15% Understanding of the project;
- 20% Approach to performing required services;
  - 5% Firm performance and resources;
- 35% In depth discussion through question and answer session of the proposed firm's expertise, knowledge and qualifications of key personnel, and;
- 10% Overall evaluation of the proposed firm and its ability to provide the required services.

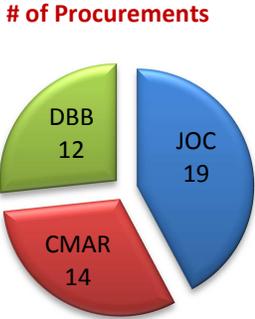
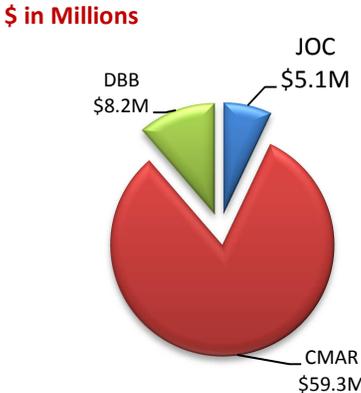
Once interviews are held, a final list of up to three qualified firms is established to negotiate and enter into contracts with. Once job order contracts are awarded, work is performed as a series of individual job orders. Each job order is defined by staff and negotiated with the job order contractor. Scope, schedule and price are established for each individual job order, which is recommended to Mayor and Council for award if the job order exceeds \$50,000. For this work, staff has reviewed the proposal from CSW Contractors, Inc. and found it to be reasonable for the scope of services.

After review of the 21-point discovery checklist for the Alternative Project Delivery Method Justification, it was determined to utilize the JOC procurement process specifically for this project for the following reasons:

- There is a high degree of urgency to accelerate progress on this project;
- The nature of this project calls to quickly solve unforeseen problems;
- A qualified team is needed to work closely with the WUD and the Engineering Division to proactively plan shutdowns and lessen disruptions of service to the public;
- An experienced team is needed to efficiently perform replacements, provide fire watches, and reduce downtime of fire protection to lessen the safety risk of the public.

Staff is providing a snapshot of the City's current CIP construction activity by procurement method:

CMAR – Construction Manager at Risk  
DBB – Design, Bid, Build (low-bid)  
JOC – Job Order Contract



**ATTACHMENTS:** Job Order Contract.

**STAFF CONTACT(S):** Marilyn DeRosa, Deputy Public Works Director/Interim City Engineer, (480) 350-2660

Department Director: Don Bessler, Public Works Director  
Legal review by: Chuck Cahoy, Deputy City Attorney  
Prepared by: Jennifer Svetichan, Public Works Supervisor - Admin