



City of Blaine

1801 – 101st Avenue NE

Blaine MN 55449-1108

Public Works 763-785-6165 | BlaineMN.gov

REQUEST FOR PROPOSAL

Water Storage Tank Rehabilitation Improvement Project No. 20-50

Date: July 31, 2020

Project Overview

The City of Blaine, Minnesota, is soliciting proposals for professional services related to repairs and cleaning of our 1MG Hamline Ave Water Tower (#3), 2MG Lexington Ave Water Tower (#4), and the 5MG Sunnyside Ground Storage Reservoir. The scope of work includes, but is not limited to, project management, contractor coordination, scheduling, product review, and inspections.

Project Background

To maintain a resilient water supply system for the future of Blaine, the City is taking action to maintain our water storage facilities. Recent investigations have shown that several sites are in need of cleaning and minor repairs.

The **Hamline Ave Water Tower #3** is a 1,000,000 gallon Hydropillar design constructed in 1981 and last painted by Classic Protective Coatings in 2013.

Interior:

- Generally fair condition with minimal rust bleed and a few notable coating failures at the lower portion of the access tube ladder and access tube weld seams.

Exterior:

- Overflow pipe at the discharge needs to be cleaned and the screen replaced with a corrosion resistant mesh screen.
- Coating system is experiencing some minor top-coat delamination on the roof and outside the handrail system requiring spot coating repairs and appropriate over coat.
- Significant dirt has accumulated along the bottom bowl therefore needing to be power washed.

The **Lexington Ave Water Tower #4** is a 2,000,000 gallon composite design constructed in 2009 and has its original coating.

Interior:

- The dry access tube has experienced localized delamination and rust bleed below the high water line. The surface is recommended to have a commercial blast and replacement of the coating system.

Exterior:

- The roof panels have experienced delamination of the coating system in several areas. It has been recommended to pressure wash the surface and reapplication of the coating system as necessary.

The **Sunnyside Ground Storage Reservoir** has a 5,000,000 gallon capacity constructed of concrete in 1987.

Interior:

- Work is limited to washing and sediment removal.

Exterior:

- The exterior coating system has excessive dirt and delamination along the roof slab requiring a power wash and a complete overcoat.

Reference Information

- o SEH Recommendations Letter: Tower No. 4 – Coating Failure Review, dated 1/2/2019
- o SEH Inspection Report – Tower #3 (Hamline), dated 5/15/2020.
- o SEH Inspection Report – Sunnyside Reservoir, dated 5/15/2020

Scope of Services

The consultant shall submit a detailed work plan outlining the overall schedule, deliverables, and milestone dates. It shall detail roles and responsibilities of both the consultant and the City to create a successfully delivered project. This work plan shall be updated and referenced throughout the project.

Administration of the project will include monthly progress reports, invoicing, contract amendment requests (if necessary), cost and schedule updates, billing preparation, other non-technical work, communication with the necessary project personnel and all other work to ensure all the project tasks are completed on time, within budget and in accordance with state and federal laws, rules and regulations.

The consultant will perform Quality Assurance and Quality Control (QA/QC) functions throughout the project duration to ensure delivery of a quality product in a timely manner.

Consistency in project management for this project is paramount. No changes in project management personnel will be made without written notice. Conditions where changes in key personnel are unavoidable (personnel no longer employed by the firm) are understood. Substitutions based on new projects or other additional workloads will not be favorably received. Likewise, the City will notify the selected consultant if there are changes in key personnel for the City.

The work plan shall minimally include the following tasks:

- Review of inspection reports and photos
- Conduct additional site visit to become familiar with the facilities and note any differences between the written reports and current conditions
- Preparation of plans and specifications for bidding/quotes and construction in three bid packages
- Preparation of opinion of probable construction cost
- Prepare permit applications to appropriate state agencies as needed
- Manage lease holder relocations and reinstalls
 - Provide notice to antenna lease holders on tower
 - Work with lease holders to determine relocation needs
- Attendance and support at update meetings over the course of the project as needed
- Detail of the key inspection periods for long term success of the rehabilitation
- Construction observation of work, including daily reports testing etc. per industry standards.
- Perform warranty inspection and follow up punch list inspections.
- Project close out and documentation

The consultant shall include any suggestions for additional services necessary or components missing for the completion of a successful project.

City shall provide all existing construction documents, inspection reports, and photos of the facilities. Access to the sites shall be made available to the selected firm.

City will provide permit application fees and escrows for government agency permits.

City will provide lease holder contact information.

Submittal Content and Format

The proposal submittal shall include the following:

1. Firm information. Information on the lead firm and any sub consultants.
2. Proposed Work Plan. The consultant shall submit a detailed work plan outlining the overall schedule, deliverables, and milestone dates. This work plan shall demonstrate the consultant's technical abilities and understanding of the work.
3. Project Delivery Process. Including project management, communications, and quality control plans.
4. Team bios. Please include all main employee bios that will be working on this project from design, through construction and start up. The discipline leads shall not be changed from the proposal to design without discussion with the city.
5. Relevant Projects. The firm shall show relevant examples of projects completed in the last 10 years, with references (email addresses and phone numbers).
6. Cost Breakdown. Estimated hours, hourly rates and total estimated costs to be itemized and included on the proposal

The proposal should be concise and limited to a maximum of 20 single-sided, 8½" x 11" pages with a font size no smaller than 11-point. Fold-out exhibits of graphics may be used (may not be used to increase the volume of text), but will be included in the 20-page count. The cover, cover letter, and table of contents shall be included in the page count.

Selection Process

The proposal will be evaluated based on firm qualifications, staff experience, approach to the work, and ability to provide overall value to the city. A heavy focus will be placed on the background and experience of the proposed staff – project manager, on-site inspector, and any back-up substitute inspectors.

Cost Proposal

The fee for this work will be negotiated with the successful proposal after the award of the project. In the event that the city and the firm cannot come to a mutually agreed upon contract, the City will enter into contractor negotiations with the next highest rated firm.

Submission Requirements

Proposals will be accepted until **Monday August 24, 2020 at 3:00pm.**

Proposals may be submitted electronically in PDF format to: jhaukaas@blainemn.gov

Subject Line must be labeled:

Water Storage Tank Rehabilitation Improvement Project