



Legislation Details (With Text)

File #:	20-0198	Version:	1	Name:	Rental Modular Buildings
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File created:	4/29/2020	In control:		In control:	Public Works
On agenda:	5/12/2020	Final action:		Final action:	5/12/2020
Title:	Consider and take action on a resolution authorizing two rental and services agreements with Boxx Modular for a 36-month rental of temporary modular office buildings at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) and Fire Station 5 in an amount not to exceed \$93,039 (Director of Public Works and Director of Information Technology)				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Data Sheet, 2. Proposed Resolution, 3. Exhibit A1 - Agreement with Boxx Modular (DSWWTP), 4. Exhibit A2 - Agreement with Boxx Modular (Fire Station 5), 5. Site Plans, 6. Vendor Report Card

Date	Ver.	Action By	Action	Result
5/12/2020	1	City Council	Approved	Pass

Consider and take action on a resolution authorizing two rental and services agreements with Boxx Modular for a 36-month rental of temporary modular office buildings at the Dallas Salmon Wastewater Treatment Plant (DSWWTP) and Fire Station 5 in an amount not to exceed \$93,039 (Director of Public Works and Director of Information Technology)

Approval of this resolution will authorize the City to enter into a rental and services contract with Boxx Modular for a 36-month rental of a temporary modular office building located at DSWWTP, 703 N. Wisconsin Ave. in the amount of \$58,862 and a 36-month rental of a temporary modular office building to be located at Fire Station 5, 2898 Bay Creek Dr. in the amount of \$34,177, for a total not to exceed amount of \$93,039. Boxx Modular was selected based product availability, historical service, and fair market pricing from BuyBoard Contract# 556-18.

Fiscal Year Budget Impact (36 Months):

DSWWTP- *FY20 - \$20,528, FY21 - \$12,960, FY22 - \$12,960, **FY23 - \$12,414

FIRE STATION 5- *FY20 - \$15,569, FY21 - \$6,120, FY22 - \$6,120, **FY23 - \$6,368

*Mobilization and set-up cost included

**Demobilization and tear-down included

PUBLIC WORKS WASTEWATER OPERATIONS:

DSWWTP, 703 N. Wisconsin Ave.

The proposed 36-month contract term in the amount of \$58,862 provides a 24 ft x 60 ft 2-plex temporary modular office building at the DSWWTP, to serve as ON-SITE offices for the Wastewater Department's Administration, Maintenance, Pretreatment, and Operations personnel. The building configuration provides four offices, open conference/office admin area, and dual-sex (male/female) bathrooms. Building mobilization/ demobilization, and associated installation activities are included in the initial contract cost. Staff estimates a 36-month lease duration or until completion of proposed permanent facility.

Justification:

The proposed temporary modular offices will serve a Texas Commission on Environmental Quality (TCEQ) Category “A-Major” 12 MGD WWTP and one of the largest wastewater treatment facilities in Galveston County, serving approximately 80 percent of League City's current service area, including the majority of City’s service area west of I-45. TCEQ applies category designations to wastewater treatment facilities in the following manner: Major- Capacity greater than 1MGD with Bio-monitoring (Toxicity) testing requirements & Category “A”- Capacity greater than 10 MGD. This category is subject to the highest compliance inspection frequencies.

DSWWTP also has the most stringent wastewater effluent permit limitations on the Clear Creek watershed.

The existing Administration / Laboratory building is 37 years old and was deemed uninhabitable due to mold and Hurricane Harvey related damages. Preliminary architectural evaluations found restoring the existing building to prior service level would be cost prohibitive due to magnitude of required code and structural improvements related to early 80’s era architectural designs. The Operations Building located at the North end of the plant site experienced similar damages and is currently used for limited entry and a temporary process control lab. DSWWTP Administration, Operations, and Maintenance staff currently office at the temporary Public Works Center (Blue Building) located at 144 Park Ave. Remote supervisory oversight is not conducive to the proper operation of a “A-Major” WWTP. These temporary conditions served the Department well over the extended duration of the Hurricane Harvey recovery period, but over time has created the need for the return of on-site supervision. FEMA reimbursements were severely limited due to pre-existing, latent conditions related to exterior architecture and TML insurance claims and have created long delays in resolving the building issues. The proposed temporary offices restore on-site supervisory oversight (as required by TCEQ) for this Class “A-Major” facility, where the TCEQ mandates the permittee (City) to ensure the facility and its process treatment components are always properly operated and maintained. On-site Staff will also ensure the safety of all individuals authorized to access the wastewater treatment facility and safeguard compliance with all applicable regulatory requirements.

The temporary office building will serve the aforementioned needs for approximately 36 months until the completion of the proposed construction of a long-term building facility at DSWWTP. Staff is currently engaged with an architectural consultant to develop a conceptual building layout and associated scope of work for a long-term Wastewater Administration, Laboratory, Training Room, and Operations Center. The project will be incorporated into the FY21 - FY25 CIP Development Process and presented to Council in near future for consideration of approval to move forward.

In short, utilization of the temporary offices at DSWWP provides the following:

- Restores proper level of ON-SITE command & control leadership of an “A-Major WWTP
- Enhances staff moral as we work towards the permanent solution of building replacement
- Restores and enhances safety during daily and inclement weather operations
- Further ensures the ability to maintain regulatory compliant treatment performance

FIRE STATION 5- EMS OPERATIONS

Fire Station 5, 2898 Bay Creek Dr.

The proposed 36-month extended contract term in the amount of \$34,177 provides a 12 ft x 56 ft temporary modular office building at the Fire Station 5, to serve as an expanded night-time duty station for EMS personnel. This modular office is currently located at the decommissioned Animal Control Facility where it served as temporary offices while the new facility was constructed on W. Walker St. The intent is to extend the rental contract and relocate this modular office to Fire Station 5.

Currently, EMS places an ambulance at Fire Station 5 from 8:00 a.m. to 8:00 p.m. (seven days a week). The ambulance returns to Fire Station 2, located at 2120 Hobbs Rd, at night because there are not enough bedrooms to house them at Fire Station 5. Associated response times were evaluated, and it was identified that there is a three-plus minute improvement with the addition of bedroom accommodations at Fire Station 5 versus after-hour responses from First Station 2. This response advantage is a critical benefit for the Southwest area of League City including the South Business District and

Bay Colony area. Consideration of the expansion of Fire Station 5 that addresses the aforementioned issue will be included in the on-going FY21-25 Capital CIP development process.

36 MONTH RENTAL COST SUMMARY:

PUBLIC WORKS WASTEWATER OPERATIONS

Modular Building 36-month rental (24ft x 56 ft):

- DSWWTP \$38,880
(\$1,080/month x 36)
- Mobilization, future demobilization & Setup \$19,982

Subtotal

\$58,862

FIRE STATION 5- EMS OPERATIONS

Modular Building 36-month rental (12 ft x 56 ft):

- Fire Station 5 \$18,360 (\$510/month x 36)
- Mobilization, future demobilization & Setup \$15,817

Subtotal

\$34,177

GRAND TOTAL

\$93,039

Incidental Cost:

- Utility (power, water & sewer), Communications Connectivity, and misc. site work. Estimated cost - \$10,000 (funded from existing FY20 Operating Funds)

Staff recommends Council's consideration of approval for the proposed 36-month rental and services contract with Boxx Modular based on product availability, historical service, and fair market pricing.

Attachments:

1. Data Sheet
2. Proposed Resolution
3. Exhibit A1 - Agreement with Boxx Modular (DSWWTP)
4. Exhibit A2 - Agreement with Boxx Modular (Fire Station 5)
5. Site Maps
6. Vendor Report Card

FUNDING

{X} Funds in the amount of \$93,039 are available from Miscellaneous Capital Projects Fund 5015 (\$34,177), with expenses charged to project expense string FR2001-CONSTRUCT-TEMPBUILD- TS CASH and Hurricane Harvey Fund 8010 (\$58,862), with expenses charged to Wastewater Facilities - DSWWTP Building and Ground Repair & Maintenance Account 80107501-52150

{X} Requires a future Budget Amendment to add project FR2001 - Temporary Expansion of Fire Station 5 to the FY2020 Capital Budget and to increase the FY2020 Hurricane Harvey Fund budget (80107501-52150) by \$20,528. The remaining cost of the DSWWTP rental will be included in the subsequent budgets as follows: FY21 - \$12,960, FY22 - \$12,960, FY23 - \$12,414

STRATEGIC PLANNING

{X} Develop and Maintain Infrastructure (Public Works)

{X} Critical Success Factor #3 Maintaining Emergency Response Times in support of a safe and desirable community (Fire/EMS)