



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: February 9, 2026

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a first amendment to a Construction Manager at Risk Preconstruction Agreement between the City of Denton and Archer Western Construction, LLC, amending the contract approved by City Council on September 30, 2025, in the not-to-exceed amount of \$1,500,000.00; said first amendment to acquire and assemble the equipment for the required pilot study for the Ray Roberts Water Treatment Plant Expansion Project; providing for the expenditure of funds therefor; and providing an effective date (RFP 8590 – providing for an additional first amendment expenditure amount not-to-exceed \$1,315,293.00, with the total contract amount not-to-exceed \$2,815,293.00).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

The Ray Roberts Water Treatment Plant (RRWTP), constructed in 2002, currently treats approximately 20 million gallons per day (MGD) using conventional treatment processes. As Denton's residential, commercial, and industrial growth continues, demand for treated water is increasing beyond the plant's existing capacity. To address this need, RRWTP is undergoing major expansion.

On September 30, 2025, City Council approved a contract with Archer Western Construction to provide Construction Manager at Risk (CMAR) services for the expansion project. The project is financed through a low-interest loan from the Texas Water Development Board (TWDB) under the State Water Implementation Fund for Texas (SWIFT) program.

The expansion will add an advanced treatment facility that incorporates a parallel ultra-filtration membrane system and inclined plate settlers. While both technologies are well-established in the water treatment industry, the Texas Commission on Environmental Quality (TCEQ) requires a pilot study to verify their performance using the RRWTP's actual raw water source.

The pilot study was originally planned to be included within the CMAR Construction Phase Services. TWDB determined that the pilot study is a planning-related activity necessary to inform design, rather than a construction activity. Based on this guidance, staff is proposing an amendment to the Pre-Construction Services contract to authorize the CMAR to procure, receive, assemble, disassemble, and return the pilot systems. Completing the pilot study on schedule is essential to maintaining the overall project timeline.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On September 30, 2025, City Council approved a contract with Archer Western Construction, LLC, in the not-to-exceed amount of \$1,500,000 (Ordinance 25-1704).

RECOMMENDATION

Award amendment No. 1 with Archer Western Construction, LLC, to acquire and assemble the equipment for the required pilot study for the Ray Roberts Water Treatment Plant Expansion Project, in a not-to-exceed amount of \$1,315,293, for a total amended contract amount of \$2,815,293.

PRINCIPAL PLACE OF BUSINESS

Archer Western Construction, LLC
Irving, TX

SUSTAINABILITY MEASURES

The Ray Roberts Water Treatment Plant expansion provides the capacity increases needed to match current and projected future demand. The expansion includes new processes that maintain and exceed the Texas Commission of Environmental Quality requirements. Using membrane technology and other upgrades ensures public health and safety and enhances drinking water quality.

ESTIMATED SCHEDULE OF PROJECT

The RRWTP Expansion project is currently in the pre-construction design phase and has a projected construction completion date of Q2 2030.

FISCAL INFORMATION

These services will be funded from Water Utilities account 630574508.1365.20100. Purchase Order #212427 will be revised to include the first amendment amount of \$1,315,293. The total amended amount of this contract is \$2,815,293.

EXHIBITS

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Original Ordinance and Contract
- Exhibit 3: Ordinance and Amendment No. 1

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Katherine Koch, 940-349-8419.

Legal point of contact: Leah Bush at 940-349-8333.