



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement

ACM: Christine Taylor

DATE: September 29, 2025

SUBJECT

Consider recommending adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Archer Western Construction, LLC, for pre-construction services of the Ray Roberts Water Treatment Plant Expansion Project for the Water Utilities Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8590 – awarded to Archer Western Construction, LLC, in the not-to-exceed amount of \$1,500,000.00).

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

The Ray Roberts Water Treatment Plant (RRWTP), established in 2002, currently processes 20 million gallons of water per day (MGD) using conventional treatment methods. To address aging infrastructure and enhance operational flexibility, an ongoing rehabilitation project is underway. These improvements are expected to boost the plant's capacity by an additional 5 to 10 MGD. However, even with these upgrades, Denton's growing residential, commercial, and industrial sectors continue to drive up the demand for treated water.

To meet this increasing demand, an expansion of the RRWTP is currently in the design phase. This expansion will introduce an advanced treatment facility utilizing a parallel ultra-filtration membrane process. This cutting-edge membrane technology, new to the RRWTP, significantly enhances water treatment effectiveness. It has proven highly effective in removing contaminants like Per- and polyfluoroalkyl substances (PFAS) and Perfluorooctanesulfonic Acid (PFOA), and it offers the advantage of increasing treatment capacity within a smaller footprint compared to traditional conventional processes.

The initial capacity of this new membrane process train will be 20 MGD, with space reserved for future modular expansion of up to an additional 30 MGD within the membrane filter building. Once the entire expansion project is complete, the combined treatment capacity of both the conventional and membrane facilities will reach an impressive 45 to 50 MGD.

The proposed expansion of the RRWTP will include several significant additions:

- A new treatment train featuring low-pressure ultra-filtration membrane units.
- A parallel raw water pipeline and pre-ozone contactor.

- A pump diffusion vault and flow separator.
- Flocculation/sedimentation basins equipped with plate settler technology.
- Granular Activated Carbon filters.
- A clear, well-transferred pump station and an additional clear well.

Project Team

The project team was finalized with the addition of the Construction Manager at Risk (CMAR).

- Owner: City of Denton
- Architect: Freese and Nichols, Inc.
- CMAR: Archer Western Construction, LLC

The purpose of this contract is for Archer Western Construction to provide design phase services including input on the constructability of the design as it is developed in collaboration with the City of Denton, and the proposed design professional engineer, Freese and Nichols, Inc. After the design is finalized, staff will request City Council to approve a subsequent contract with Archer Western Construction, LLC, for Construction phase services of Ray Roberts Water Treatment Plant Expansion.

Construction Manager at Risk (CMAR)

The CMAR is a delivery method that entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP), which is based on the scope of Work defined on the Construction Documents.

Construction Manager at Risk Advantages:

- More collaborative construction delivery process
- Assists with value engineering, cost estimating, and constructability review.
- Method assists with the acceleration of the construction schedule & avoids marketplace issues.
- Design firm, City team & CMAR collaborate to select best value subcontractors.
- Provides cost certainty with Guaranteed Maximum Price (GMP), as well as true cost transparency.

Request for Proposals was sent to 1,020 prospective suppliers, including 73 Denton firms of this item. In addition, specifications were placed on the Procurement website for prospective suppliers to download and advertised in the local newspaper. Two (2) proposals were received, references were checked, and proposals were evaluated based upon published criteria, including qualification and experience, delivery approach, phase services approach, quality assurance and control, safety, pre-construction and construct fees, and cost. Based upon this evaluation, Archer Western Construction, LLC, was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	909, 913, & 914
Notifications sent for Solicitation sent in IonWave:	1,020
Number of Suppliers that viewed Solicitation in IonWave:	30
HUB-Historically Underutilized Business Invitations sent out:	117
SBE-Small Business Enterprise Invitations sent out:	347
Responses from Solicitation:	2

RECOMMENDATION

Award a contract with Archer Western Construction, LLC, for pre-construction services of the Ray Roberts Water Treatment Plant Expansion Project for the Water Utilities Department, in a not-to-exceed amount of \$1,500,000.

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 (TCEQ) 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 will start upon approval of the design and CMAR contracts, and its projected construction completion date is Q4 2029.

FISCAL INFORMATION

These services will be funded from Water Utilities account 635179523.1365.20100. Requisition #171839 has been entered into the Purchasing software system for \$1,500,000. The budgeted amount of this item is \$1,500,000.

Exhibit 1: Agenda Information Sheet

Exhibit 2: Pricing Evaluation

Exhibit 3: Ordinance and Contract

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

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

Legal point of contact: Marcella Lunn at 940-349-8333.