

**HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT  
BOARD OF TRUSTEES**

Date: June 26, 2023

Agenda Item: I.7

Board Goal: Board/Staff/Community Relations

Subject: Consideration and possible approval of 2023 Bond Hays High School Water Well Upgrades – Alterman, Inc.

Administrator Responsible/Position: Max Cleaver, Chief Operations Officer

- A. Purpose of Agenda Item:  
 Action needed                       Information only                       Receive input
- B. Authority for This Action:  
 Local Policy                       Law or Rule                       N/A
- C. Goal or Need Addressed:  
Maintain safe, clean facilities
- D. Summary:  
 Previous board action relating to this item -  
 Future action anticipated -  
 Background information

The 2023 Bond contains provisions for the replacement of the controls on water well #1 at Hays HS which took a severe lightning strike in May 2022. Since the lightning strike, we have had multiple overflow issues from the ground storage tank causing a significant amount of water loss, which is unacceptable for a variety of reasons.

In addition to the controls, staff is requesting restoration to the 66,000-gallon bolted steel ground storage tank and the 100,000-gallon standpipe on well #1. The tank was constructed in 2007 and is showing localized areas of minor corrosion. The standpipe was constructed in 1995 and was rehabilitated in 2009 and is showing signs of oxidation, biological growth, and localized areas of minor corrosion. Some areas of moderate corrosion are primarily located along the anchor bolts, tank chime, and roof surface areas.

Staff recommends Alterman Inc for this work in the estimated amount of \$382,206.

Alterman Inc. completed the same repairs to the smaller water well #2 at Hays HS last year utilizing general funds.

Staff anticipates reviewing this project with the FBOC on June 21, 2023.

**Scope of Options Reviewed:** TIPS Contract #21010

**Reasons for rejecting alternatives:**

- E. Comments Received:  
 Cabinet     DLT     FBOC     Teacher Org. Reps.     Other: Maintenance & Operations
- F. Administrative Recommendation:  
The administration recommends approval of Alterman Inc. for the well improvements, as presented.

- G. Fiscal Impact and Cost: Total Amount: \$382,206**  
 Budget – General Operating Fund     2023 Bond     Grant/Special Funds     Other  
 Prior Year Spending \$1,636.75  
 Current FY Spending \$6,126.00  
 Future/Ongoing –

BP 8 Projects	Budget	Est. Cost	Balance	Consultant	Floor Remove	Floor Install	Cont
Dahlstrom Flooring	\$388,830	\$207,795	\$181,035	\$17,800	\$62,330	\$117,770	\$9,895
Wallace Flooring	\$266,042	\$201,558	\$64,484	\$17,800	\$56,390	\$117,770	\$9,598
Hays HS Flooring	\$81,859	\$51,684	\$30,175	\$9,999	\$14,225	\$24,999	\$2,461
Tom Green Flooring	\$117,672	\$117,647	\$25	\$10,650	\$14,225	\$87,170	\$5,602
Historic Buda Roofing	\$109,256	\$80,000	\$29,256	\$0	\$0	\$0	\$0
Water Well Repair	\$117,717	\$382,206	-\$264,489	\$0	\$0	\$0	\$0
<b>Totals</b>	\$1,081,376	\$1,040,890	\$40,486	\$56,249	\$147,170	\$347,709	\$27,556

- H. Monitoring and Reporting Timeline:**  
 Person responsible for evaluating this decision or action— Albert Flores, Director of MEP  
 Evaluation method and timeline -  
 Next report to the board -

- I. Suggested Motion:**  
 I move that the Hays CISD Board of Trustees approve Alterman Inc. for water well improvements at Jack C Hays High School in the amount of \$382,206, as presented.

**Date:** May 5, 2023

Alterman Bid # 537

**To:** Hays CISD

TIPS Contract# 210101

**Attn:** Albert Flores

**Ref:** Hays CISD Well Site Upgrades  
Automation, Instrumentation and Controls

Alterman is pleased to submit this proposal for the scope of work to be completed on the project referenced above, per to the following:

## REFERENCE DOCUMENTS

Drawings:

Date:

Prepared by: N/A

Addendum(s): N/A

## SCOPE OF WORK

### INSTRUMENTATION AND CONTROLS

#### *Detailed Scope for SCADA*

- Install ground ring for the Standpipe and GST booster station
- Exothermically connect each well head, storage tank and electrical service to ground ring
- Install new RTUs for each site
- Demo existing relay logic controls
- Install level transducers on storage tanks
- Install necessary conduit and wire to facilitate controls
- Provide and Install Computer for SCADA software
- Provide and Install Ignition SCADA software with alarm callouts
- Provide and Install cellular modems for communications between sites and SCADA computer
- Provide and Install PLC programming to control the filling of the Standpipe.
- Alterman includes startup assistance for the scope provided herein.
- Alterman includes contract documentation for the scope provided herein.
- Alterman includes contract management for the scope provided herein.

#### *Scope of Work for Storage Tank Rehab*

- Provide Project management Dunham Engineering Scope
- Provide inspection of work completed

#### *Scope of Work for Well Rehab*

- Provide labor and Materials for Well #1 rehab per previous installation of Well #2
- Provide inspection of work completed

## QUALIFICATIONS & CLARIFICATIONS

- A detailed scope for Well service can be provided on request

## EXCLUSIONS

- This Proposal for Well Rehab is an estimate.
- The Actual cost may vary depending on actual condition of well once pulled
- Storage Tank Estimate is based off of Dunham Engineering's findings and is based off of their report
- Furnishing and installation of any new electrical service, disconnects, etc.
- Furnishing and installation of any electrical conduit, raceways, cable tray, wire way, etc.
- Furnishing, installation and termination of the Fiber Optic System
- Furnishing and installation of any electrical equipment (i.e. gear, fixtures, devices, etc.)

- Temporary power and temporary lighting.
- Utility company service charges and administration fees.
- Existing utility service size and condition.
- Supply and installation of hydraulic equipment (i.e. motors, pumps, valves, blowers, appliances, etc.).
- HVAC equipment, controls, and installation.
- Saw cutting and replacing concrete and asphalt.
- Formed concrete (i.e. equipment pads, pole bases, housekeeping pads, duct bank extensions, etc.).
- Engineering of structural components (i.e. equipment pads, pole bases, foundations, supports, etc.).
- Welding, torching, tapping, and cutting structures (i.e. tanks, pipe, footplates, beams, etc.).
- Fabrication and installation of structural items (i.e. canopies, racks, tank ladders, etc.).
- Functionality and warranty of existing electrical and control systems.
- Safety and functionality of existing electrical systems by others, during or prior to work described herein (i.e. owner's maintenance departments, maintenance contracts, etc.).
- Solid rock excavation.
- Spoil relocation from work area/site and all associated fees.
- Dumpsters and portable toilets.
- Payment and performance bonds.
- Sandblasting or Painting.
- Potholing, investigative excavation, location services, and all associated fees.
- Dewatering.
- Tunneling and boring for the installation of underground raceways.
- Supply and installation of insulation and stainless steel jacketing for heat traced piping system.
- Overtime, expediting, and acceleration fees.

### TERMS

- This proposal is based solely on the Engineer-furnished design documents. Alterman does not include assumed clarifications. Alterman shall not be responsible for any costs or expenses necessitated by changes and/or corrections due to errors or omissions in the design documents.
- Any design services provided by Alterman will be reviewed by the Engineer to assure acceptability when integrated with the entire work. Owner is entitled to rely on the accuracy and completeness of design services or certificated provided by Alterman only to the extent that design responsibility is specifically delegated to Bidder by agreement in writing and all design and performance criteria are furnished to Alterman.
- Price is contingent upon execution of a mutually acceptable contract and project schedule
- Price is valid for 30 days from proposal date.

### PRICING

SCADA - Install RTU's for sites	\$	119,030
GST Rehab - Rehab of the Storage tanks	\$	199,465
Well Rehab - Pulling Well and Rehabing	\$	55,545
<b>Total:</b>	<b>\$</b>	<b>374,040</b>
SMWBE Amount (included in Total)	\$	-
Bond Premium ADDER ( <u>not</u> included in Total)	\$	8,166

We appreciate the opportunity to submit this proposal. If there are any questions, please contact us.

Sincerely,

**Anthony Hernandez**  
Senior Project Manager  
Mobile: (512) 395-5541  
[anthony.hernandez@goalterman.com](mailto:anthony.hernandez@goalterman.com)