

City of Hays
City Commission
Work Session Notes

Thursday, June 4, 2020 – 6:30 p.m.

Present: Shaun Musil, Sandy Jacobs, Mason Ruder, Michael Berges, Ron Mellick, Toby Dougherty, Kim Rupp, and John T. Bird

May 21, 2020 Work Session Notes

There were no corrections or additions to the minutes of the work session held on May 21, 2020; the minutes stand approved as presented.

2020 Well Rehabilitation – Water Production – Award of Bid

Jeff Crispin, Director of Water Resources, reported the Capital Improvement Plan (CIP) within the 2020 Budget includes \$80,000.00 for a project to hire a professional well service company to inspect, evaluate, and perform maintenance on specific City owned production wells. City staff performs routine maintenance on wells by acidizing the wells in an effort to improve performance. This routine maintenance is performed until City Staff can no longer improve the performance of the well. After attempts to improve performance are no longer working, it is required to hire a contractor for a more extensive procedure. Rehabilitating wells extends the life of each well, reduces electricity to pump the water, and reduces the costs to produce water.

Staff solicited bids for the 2020 Well Rehabilitation Project to perform maintenance on specific production wells. Bids were submitted by five contractors, with the lowest cost bid from Downey Drilling of Lexington, Nebraska, in the amount of \$65,021.

Mayor Musil asked how much more efficient the wells would become after rehabilitation. Mr. Crispin stated that the wells that were completed last year increased approximately 40% so they are now at roughly 90% to 95% efficient.

At the June 11, 2020 Commission meeting, Commissioners will be asked to authorize the City Manager to execute a contract with Downey Drilling in the amount of \$65,021 for the 2020 Well Rehabilitation Project to be funded from the Projects Line Item in the Water Production and Distribution Budget.

Sanitary Sewer Cleaning and Inspection – Award of Bid

Jeff Crispin, Director of Water Resources, stated that the Department of Water Resources is continuing its multi-year program to clean sanitary sewer mains to ensure proper operation and maintenance of the collection system. Staff received three proposals for the 2020 program and recommends accepting the low bid to perform light cleaning and video inspection of 110,547 linear feet (21 miles) of sanitary sewer at the price of \$94,614.25 from Pipe Detectives, with a budget authority not to exceed \$130,000. The 2020 program consists of performing the 2015 area again and continuing the 5-year cleaning cycle.

Video inspection has also been required as part of the cleaning contract and is included in the bid amount. This helps to provide early detection of flaws and will allow for repairs to be made before catastrophic failure. It allows the contractor and City staff to make decisions on additional cleaning methods and necessary repairs. Previous CCTV inspections have produced records of abandonments (areas where a camera could not get through), cracks, holes, and tree root issues. Staff uses this information to plan repairs to our sewer system.

Vice-Mayor Jacobs asked if the difference between the bid amount and the not to exceed \$130,000 is similar to other years. Mr. Crispin stated usually the bids come in around \$100,000 and that leaves approximately \$20,000 to \$30,000 to use where needed.

Commissioner Berges asked who determines whether they need light, medium, or heavy cleaning. Mr. Crispin stated our Water Resources Maintenance Supervisor will work with the Contractor's Project Superintendent to determine what is needed.

At the June 11, 2020 Commission meeting, Commissioners will be asked to authorize the City Manager to enter into a contract with Pipe Detectives to

perform light cleaning and video inspection of 110,547 linear feet of sanitary sewer at a price of \$94,614.25 with a budget authority not to exceed \$130,000, to be funded from the Repairs and Maintenance Line Item in the Water Reclamation & Reuse Budget.

Airport Fuel Road Overlay – Change Order

John Braun, Project Manager, stated the Federal CARES Act funding for airports provided an opportunity to fund certain Airport projects. One project eligible for funding is the rehabilitation of the Airport fuel road, which runs along the east property line of the Hays Regional Airport. Reimbursable improvements would include storm sewer, grading, and asphalt overlay work.

The 2020 Street Maintenance Program included the chip seal of the Airport fuel road at a cost of \$12,820.50 to be funded out of Special Highway. The 2020 Street Maintenance Program also included a project to install storm sewer improvements and asphalt overlay on General Custer Road, east of the Chetolah Creek Water Reclamation Facility. That project included very similar work and unit bid prices for the work necessary to rehabilitate the Airport fuel road. APAC-Kansas, Inc. of Hays is the contractor for both the Airport fuel road chip seal project and the General Custer Road project. The work to accomplish the rehab of the Airport fuel road can be added to the existing contract with APAC through a change order. The \$94,188.48 cost to rehabilitate the fuel road under the proposed change order is reimbursable 100% by the CARES Act Grant from the Federal Aviation Administration (FAA). The \$12,820 reduction in chip seal costs would be made available for other Special Highway funded uses.

At the June 11, 2020 Commission meeting, Commissioners will be asked to authorize the City Manager to execute the change order in the amount of \$94,188.48, to be reimbursed 100% by the FAA.

Airport Apron and Pavement Marking Project – Award of Bid

Jamie Salter, Airport Director, reported that the Airport Terminal Apron was constructed in approximately 1990 and has had only minimal maintenance

since that time. There are areas of concrete failure and drainage issues. Therefore, rehabilitation of the pavement is necessary. Recent inspections and correspondence with the FAA have ranked this project as a priority, and the FAA has indicated they intend to fund the project.

Bids from three contractors were opened on May 12, 2020. The low bid was from Vogts Parga Construction of Newton, Kansas, with a total price of \$1,031,019.10. The low bid is above the Engineer's estimate of \$934,703.00 and was primarily due to the cost of concrete arch pipe averaged at roughly \$110,000 for each bidder. The FAA has determined the low bid is valid and reasonable.

Vogts Parga Construction has completed past projects for the City; including the reconstruction of 43rd and 45th Streets adjacent to Walmart that was done last year.

The total cost of this project is \$1,420,384.10. Traditional AIP projects are funded at 90% through the FAA, with a local City match of 10% required. As part of the Coronavirus Aid, Relief, and Economic Security, or CARES Act, this project will be funded at 100% with no City share required.

Ms. Salter stated construction will have no impact on commercial air service and is phased to minimize the effect on other Airport operations. Staff has notified Airport tenants to ensure they are aware of this project and can plan appropriately if necessary.

Commissioner Berges asked if there is reason for concern that we accept these bids and the FAA does not award the money. Ms. Salter stated this project is part of the Airport Improvement Program (AIP) and the FAA has given notice of its intent to fund the project with AIP and CARES Act funding.

At the June 11, 2020 Commission meeting, Commissioners will be asked to accept the bid for the Base Bids 1 and 2, plus Alternates 1 and 2, from Vogts Parga Construction in the amount of \$1,031,019.10 to rehabilitate the North Terminal Apron, remove and replace various pavement markings at the Hays Regional Airport, contingent upon the FAA awarding a grant for federal funding, and authorize the City Manager to carry out this project including the execution of the FAA grant agreement when offered.

Airport Apron and Pavement Marking Project – Construction Engineering Agreement

Jamie Salter, Airport Director, stated the previous agenda item addressed bids received for the apron rehabilitation and runway marking project at the Hays Regional Airport. As part of this project, inspection and observation of the construction needs to be accomplished according to FAA guidelines to satisfy the terms of the grant funding and to assure proper adherence to the plans and quality construction.

The City's Airport Engineering Consultant, Burns and McDonnell, has presented a scope of services and fees to accomplish the required construction oversight and project documentation. The cost for these services is \$201,885 and is eligible for 100% funding through the FAA.

Commissioner Mellick asked what the life expectancy is for the markings. Ms. Salter stated the current markings range from 7 to 10 years of age. With the modification in procedures and equipment, staff should not have to paint as often which will likely lead to a longer service life.

At the June 11, 2020 Commission meeting, Commissioners will be asked to authorize the City Manager to execute Work Authorization No. 4 with Burns and McDonnell for Base Bids 1 and 2, and Alternates 1 and 2, in the amount of \$201,885 contingent upon the FAA awarding a grant for federal funding.

Runway 4-22 Lighting Rehabilitation – Award of Bid

Jamie Salter, Airport Director, reported the Crosswind Runway 4-22 was completed in 2003 and included direct bury wiring for the runway edge lighting. Direct burial results in premature deterioration of cables, creates high maintenance costs for repair and replacement, and has a shortened lifespan. The runway lighting is nearing the end of its useful service life. Upgrading to a can and conduit system and utilizing LED lighting will enhance airfield safety, while reducing maintenance and energy costs in the future. The project includes the runway lighting, navigational aids, signage, and vault and regulators. The

FAA has ranked this project as a priority and has provided notice of their intent to fund the project.

Four bids were received for the rehabilitation of the Runway 4-22 lighting. The low bid came from L&S Electric, LLC of Salina, Kansas, in the amount of \$692,004. The total cost of this project is \$1,021,614. The FAA Airport Improvement Program projects are traditionally funded at 90% through the FAA, with a local City match of 10% required. As a combination of Airport Improvement Program and CARES Act funding, this project will be funded at 100% through the FAA with no City share required.

Construction will have no impact on commercial air service and is phased to minimize the effect on other airport operations. Construction is planned to begin in the spring of 2021 in order to avoid conflicts with the previously discussed apron and pavement marking rehabilitation project.

At the June 11, 2020 Commission meeting, Commissioners will be asked to accept the bid from L&S Electric, LLC in the amount of \$692,004 to rehabilitate the Runway 4-22 lighting at the Hays Regional Airport, contingent upon the FAA awarding a grant for Federal funding, and authorize the City Manager to carry out this project including the execution of the FAA grant agreement when offered.

Runway 4-22 Lighting Rehabilitation – Construction Engineering Agreement

Jamie Salter, Airport Director, stated the previous agenda item addressed bids received for the rehabilitation of the Runway 4-22 lighting at the Hays Regional Airport. As part of this project, inspection and observation of the construction needs to be accomplished according to FAA guidelines to satisfy the terms of the grant funding and to assure proper adherence to the plans and quality construction.

The City's Airport Engineering Consultant, Burns and McDonnell, has presented a scope of services and fee to accomplish the required construction oversight and project documentation. The cost for these services is \$171,175 and is eligible for 100% funding through the FAA.

At the June 11, 2020 Commission meeting, Commissioners will be asked to authorize the City Manager to execute Work Authorization No. 5 with Burns and McDonnell in the amount of \$171,175, contingent upon the award of a Federal grant to be funded 100% through the FAA.

Other Items for Discussion

Mayor Musil praised Police Chief, Don Scheibler, for how he handled the public demonstration on Sunday in support of an end to perceived nationwide police brutality and race inequality. Chief Scheibler talked with everyone there and was just concerned about keeping them safe. Mayor Musil added that he is proud to be a part of this community and is proud to have Chief Scheibler in charge of our police force.

The work session was adjourned at 7:13 p.m.

Submitted by: _____

Brenda Kitchen – City Clerk