



Mission Statement

To provide exemplary experiences, services & spaces that create opportunities for everyone to learn, engage and thrive.

YANKTON BOARD OF CITY COMMISSIONERS

Work Session Meeting beginning at 6:00 P.M.

Monday, September 26, 2022

City of Yankton Community Meeting Room

Located at the Career Manufacturing Technical Education Academy formerly known as Technical Education Center • **1200 W. 21st Street • Room 114**

If you would like to watch the City Commission meeting you can do so by accessing the City of Yankton's YouTube Live Channel.

<https://www.youtube.com/channel/UCD1a1hf1dIkiLVSXnmdRQg/live>

Rebroadcast Schedule: Tuesday @ 7:30pm, on channels 3 & 45

- 1. Roll Call**
- 2. Public Appearances**
- 3. CMAR**
- 4. Other Business**

Other business is a time for City Commissioners to address the commission regarding matters not on the agenda. These items will be deliberated by the governing body and will not be acted upon at this time. Items mentioned may be added to a future City Commission meeting or work session for deliberation or action.

- 5. Adjourn the Work Session of September 26, 2022**



Utilizing CMAR for WWTP Updates & Improvements

September 26, 2022

Amy Leon

- City Manager

Kyle Goodmanson

- Environmental Services Director

Al Viereck

- Finance Officer

Ross DenHerder

- Legal

Tanner Hanson

- Wastewater Treatment Plant Superintendent



Introductions

Presentation Breakdown

1. Project Update
2. CMAR – A Closer Look
3. Timeline

Please hold questions until the end. If possible, please reference slide number when asking your question. Slide numbers can be found in the bottom right-hand corner of the slides.



Project Update

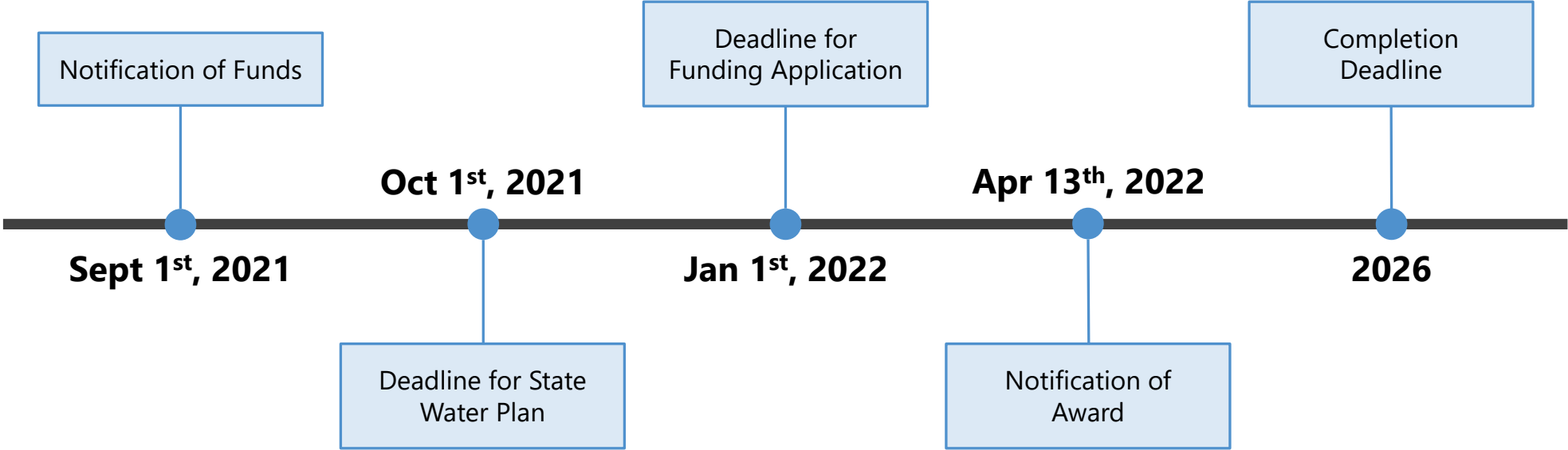
- EDA Project In Progress
- Funding Secured for Next Phase
- Request for Qualifications Advertised
- Currently Reviewing RFQ's
- Design Engineers
- CMAR Research and Planning



EDA Project Update

- Completed 42 Inch Gravity Sewer
- Electrical Dual Power Feed
- Completed Equalization Basin

ARPA Funding Timeline





Capitalize on Federal Funds

WWTP – Low Interest Loan

- 20 Years at 2% \$23,318,450

Wastewater Collection – Low Interest Loan

- 20 Years at 2% \$7,200,000

Water Distribution – Low Interest Loan

- 30 Years at 1.875% \$8,202,000

America Rescue Plan Funds

- Grant \$16,681,550

Consolidated Water Facilities Construction

- Grant \$2,000,000

Totals:

- Grant - \$18,681,550
- Loan - \$38,720,450

Request for Qualification – Design Engineer

Request for Qualification (RFQ)

- RFQ Submittals were Due - September 19th
- Staff in the process of reviewing and scoring RFQs

Engineering Disciplines

- Architectural
- Electrical
- Mechanical
- Instrumentation & Controls
- Structural
- Process
- CMAR
 - Including CMAR procurement procedures and documentation

A Closer Look at CMAR

Construction Manager At Risk (CMAR)

- A Collaborative Delivery Method that is growing in popularity
- Utilizes collaboration to maximize the expertise of each participant
- **“Off Ramps”** Throughout the CMAR Process
- CMAR is competitively selected through a legal and transparent procurement process based on “project value”
- **We are still the owner**
 - We still have a Project, Engineer, and Contractor



Collaborative Design is Growing in Popularity

- Public Agencies are no longer constrained by “business as usual” Design-Bid-Build
- CMAR is legal in South Dakota and approved by funding agency
- Owners “customize” delivery models to maximize returns on investments

Examples of Local Municipalities Utilizing CMAR

- Sioux Falls – Wastewater Treatment Facility
- Sioux Falls – Premier Center
- Sturgis-Wastewater Treatment Facility
- Pierre – Water Plant Project
- Harrisburg – Wastewater Treatment Facility

CMAR is SD DOT’s Preferred Method for Vertical Construction

- Examples: Weigh Stations, Rest Area Facilities

CMAR is the Preferred Method for a Growing Number of Contractors

- Garney Construction only does CMAR



CMAR is a Tool, Not a Fix

Retro fit

- Collaborative Team

Equipment Lead Times

- Early procurement of equipment

Funding Deadlines

- Schedule and sequencing

Contractor Availability

- Secure a contractor early in the process

Inflation

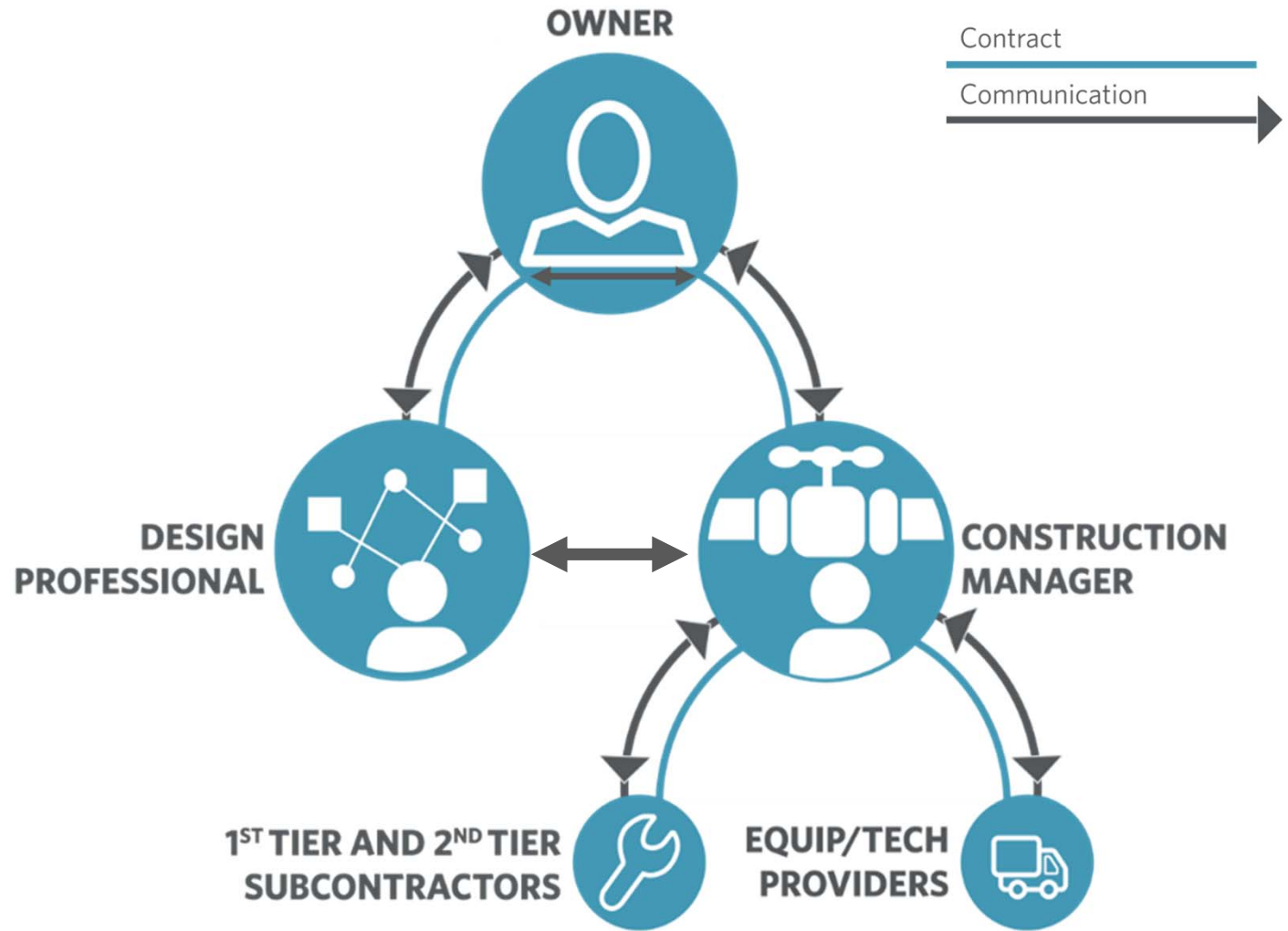
- Manage cost and stay on budget

We may have to cut portions of this project to stay on schedule and on budget

- Potential of another smaller project in the near future

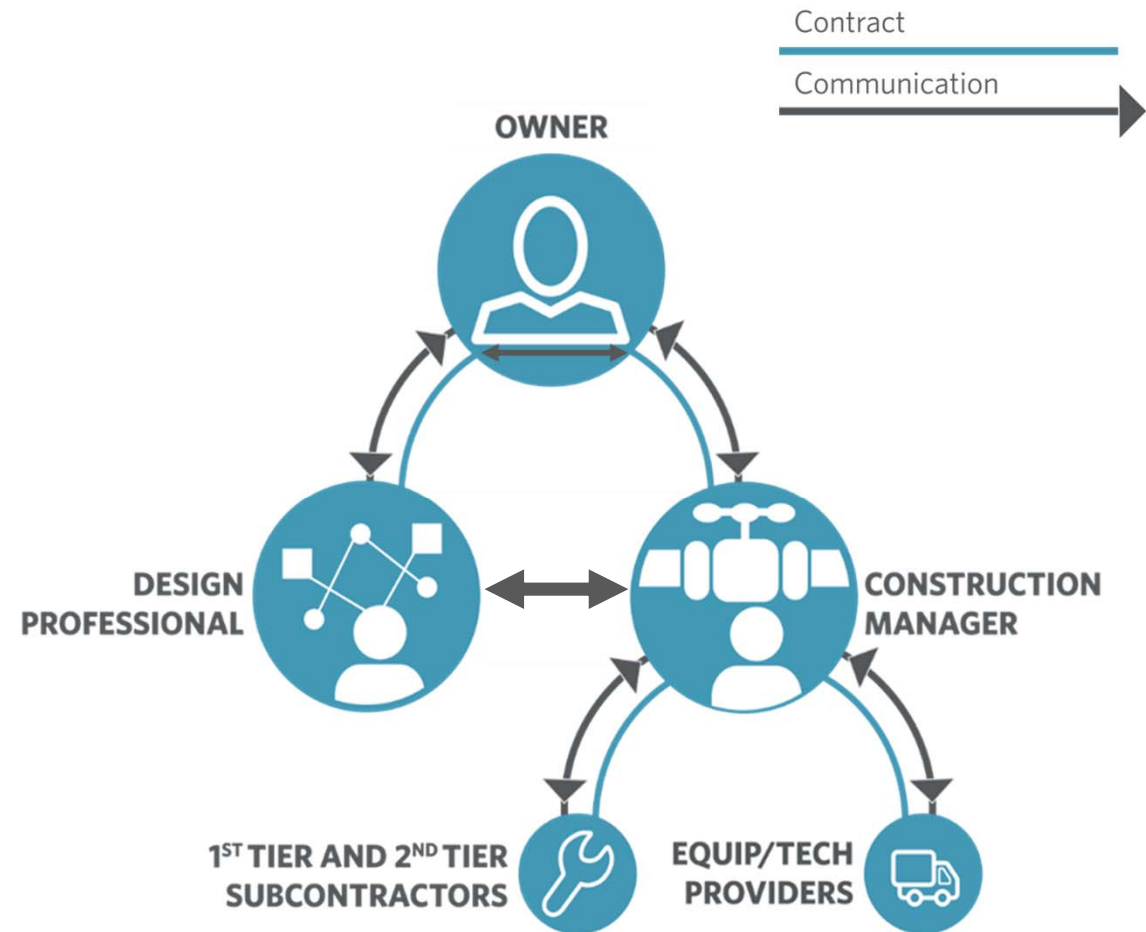
CMAR

- Separate contracts with engineer and contractor
- Communication with the contractor begins in the design phase

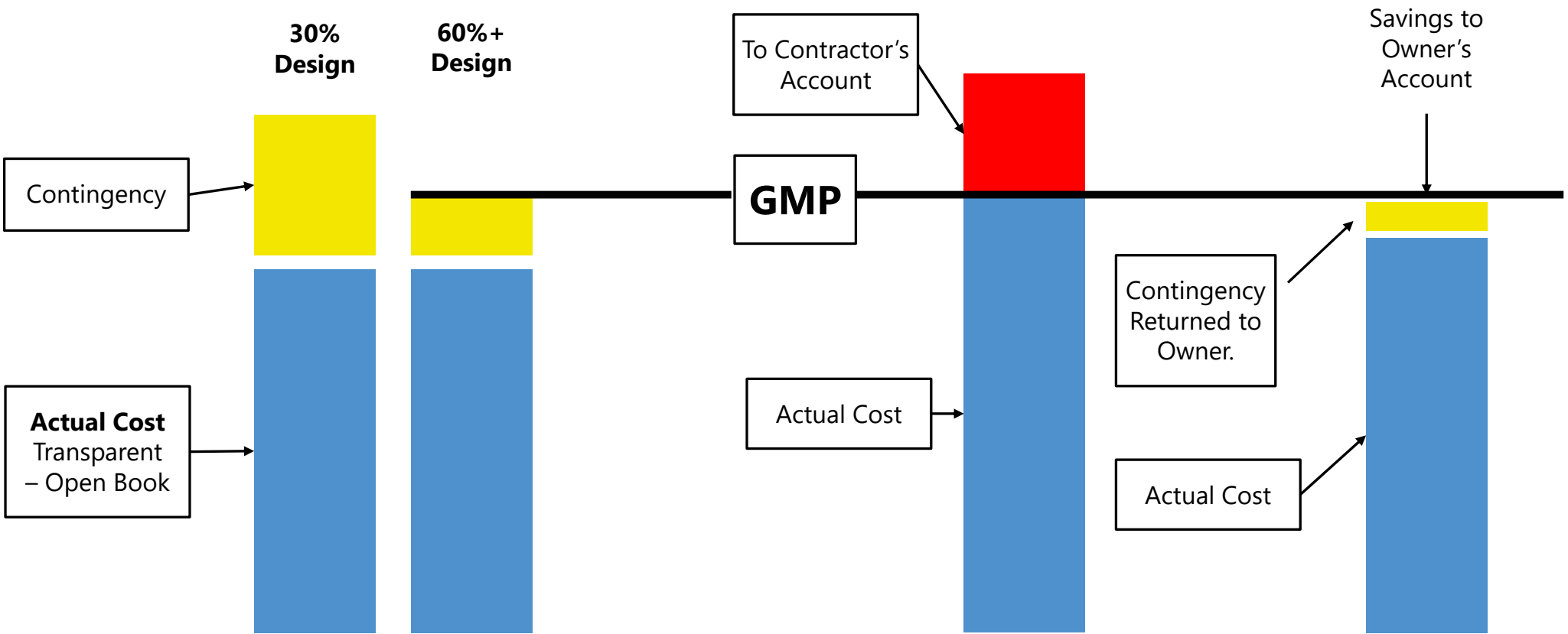


CMAR Advantages

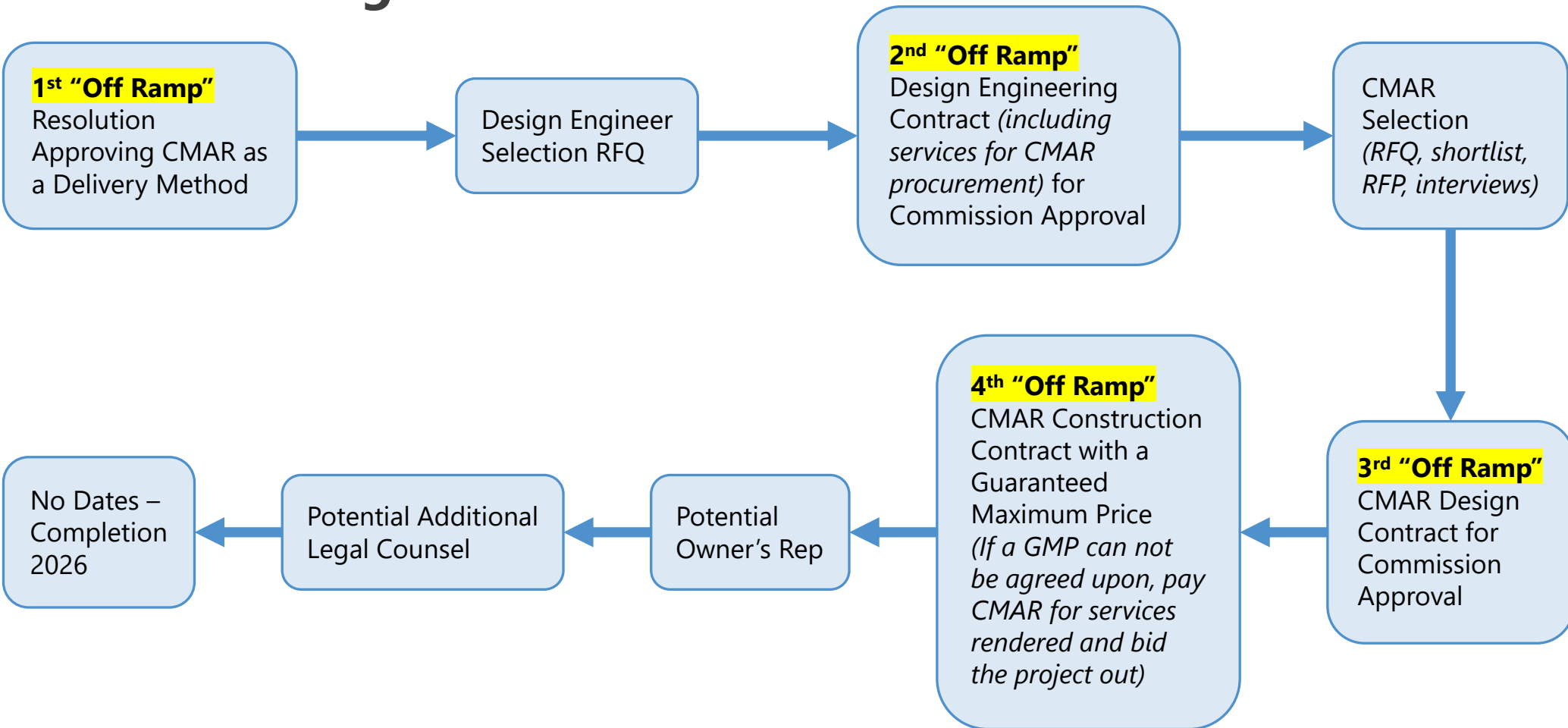
- Owner remains involved in design development
- **Contractor input during design phase**
- Schedule and Sequence
- Collaboration prompted innovation
 - Helps design to budget
- Competitively bid packages
 - Drive down cost
- Can maximize local participation
- Guaranteed Maximum Price (GMP) Contract Model
 - Accuracy and Transparency



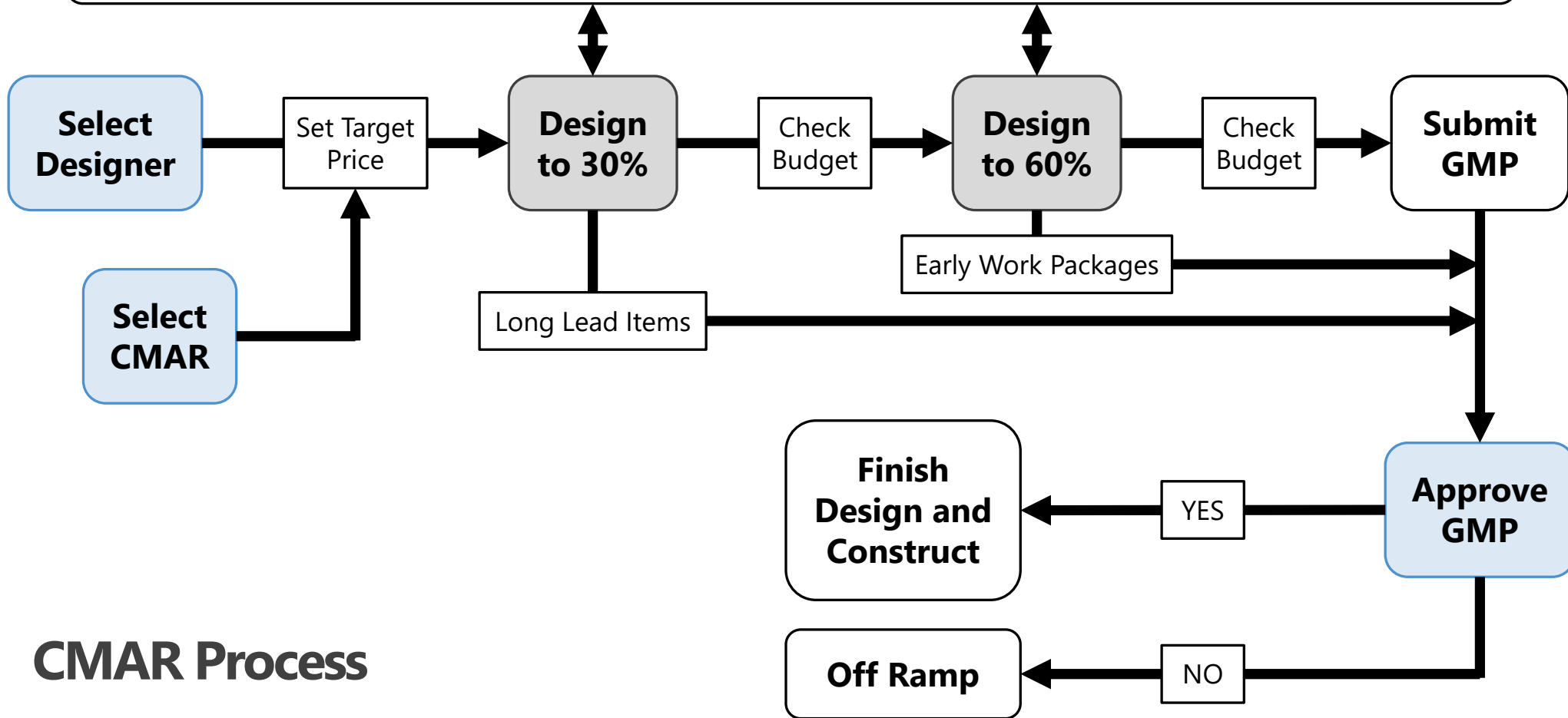
Guaranteed Maximum Price Contract



Timeline Going Forward



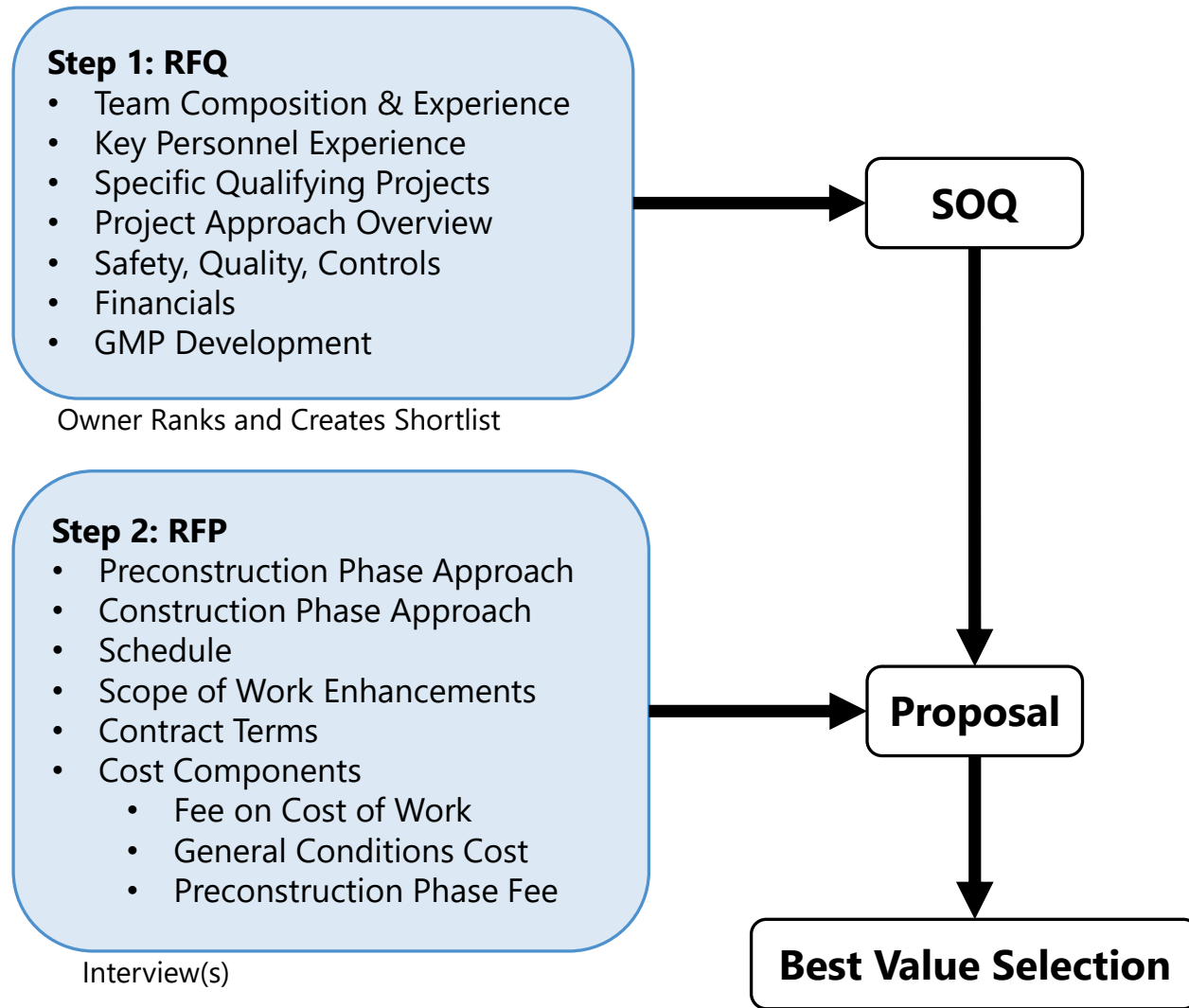
Cost Estimating, Value Engineering, Constructability Reviews



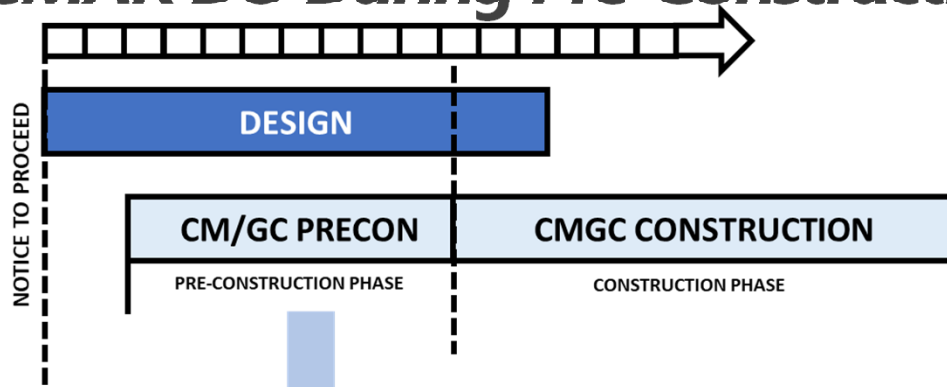
CMAR Process

CMAR Two Step Selection Process

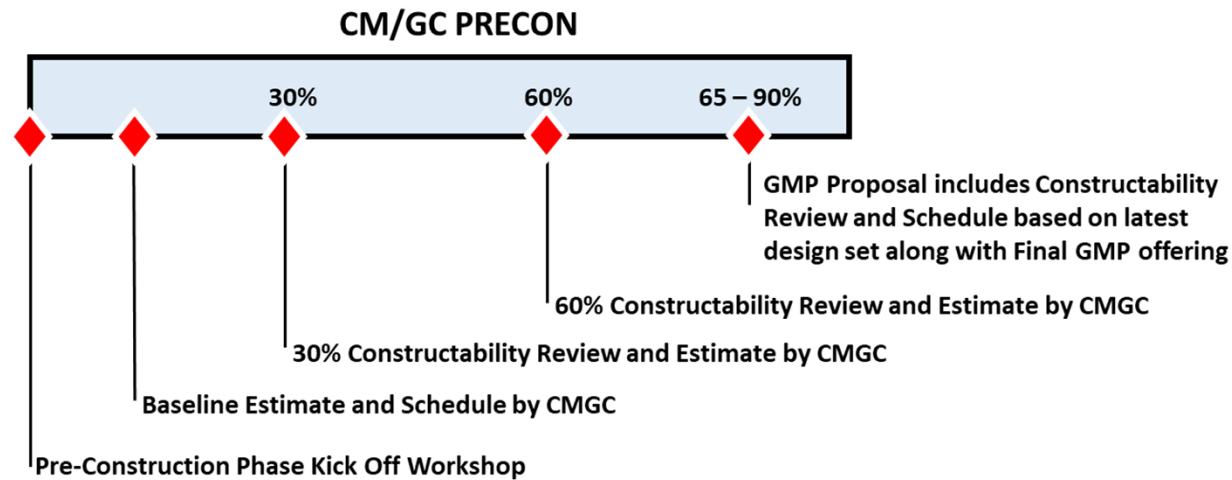
- RFQ – Shortlist - RFP
- “Best Value” Selection
- Technical + Price Proposal
- Establish Selection Criteria Consistent with Project Needs
- Procurement process has to be approved by the funding agency and is public record



What Does CMAR DO During Pre-Construction Phase?

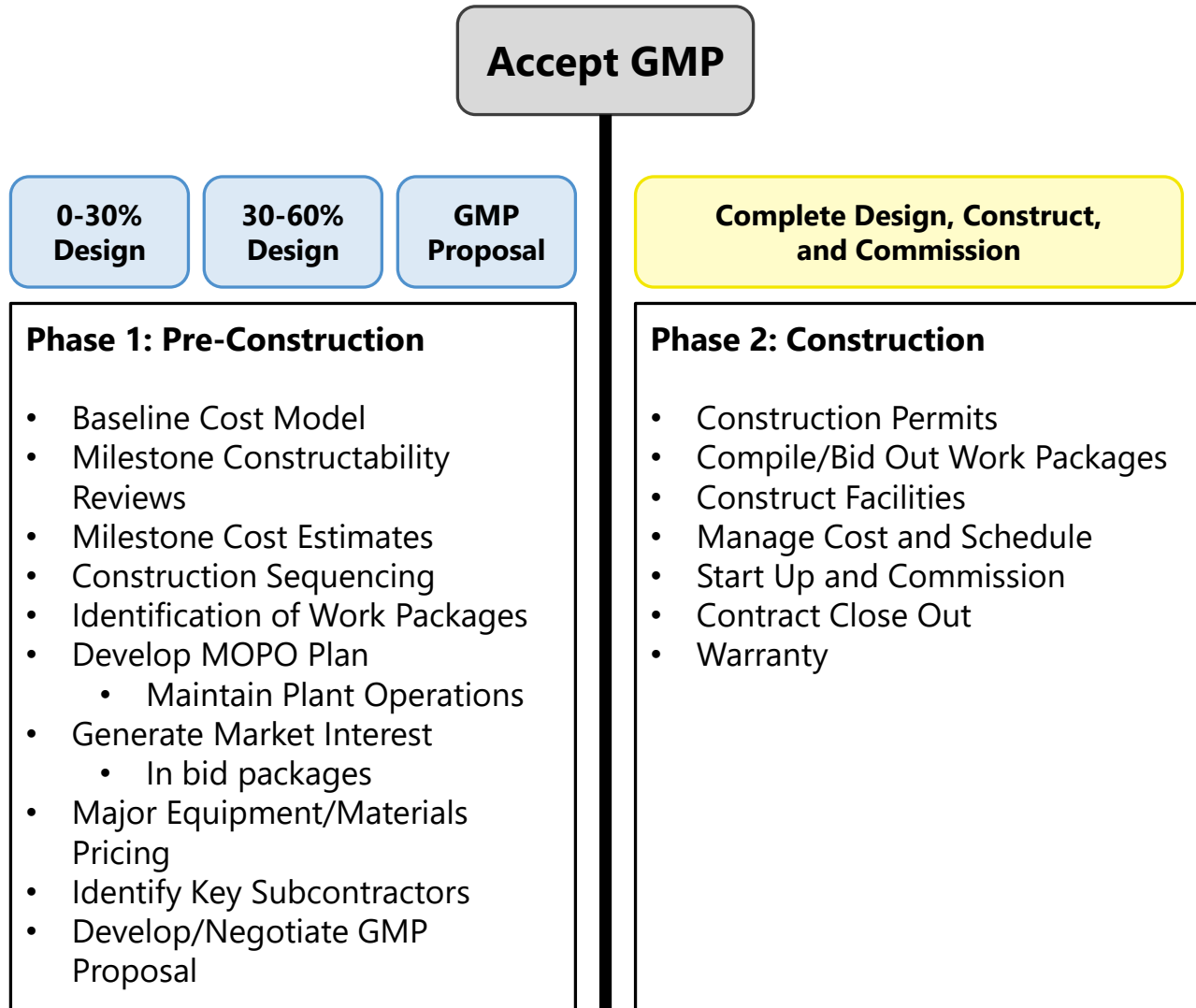


- Cost Estimating
- Constructability Reviews
- Value Engineering
 - Innovative Alternatives
- Work Sequencing
- Construction Scheduling
- Bid Package Strategy
- Equipment Price Checks
- Maintenance of Plant Operations



CMAR Work Authorized in Two Phases

- Pre-Construction Phase
- Construction Phase
- Typically, 1 Agreement with Independent Authorization Gateways
- If GMP is Not Acceptable, then Pay for Services Rendered and Terminate
 - AKA "off ramp"





Any Questions?

Thank You for Your Time