

MEMORANDUM

TO: Claire Powell, City Manager

VIA: Aaron Russell, P.E., Director of Public Services

FROM: Roshan Chaudhary, CIP Manager

DATE: November 3, 2025

SUBJECT: **Approval of the Professional Services Agreement with OCMI, Inc., in the Amount of \$1,398,870.89, for Project Control and Cost Management Services During the Construction Phase of the Prairie Creek Wastewater Treatment Plant II (PCWWTP) Aeration Basin Expansion Project; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

The City of Lewisville's Wastewater Treatment Plant was originally constructed in the 1950s, with major expansions and improvements completed over the last sixty years to meet State and Federal biological and regulatory permit requirements.

In 2018, the annual average flow at the Prairie Creek Wastewater Treatment Plant exceeded 75% of its permitted discharge capacity. The Texas Commission on Environmental Quality requires that when this limit is reached, publicly owned treatment works (POTW) must begin planning for expansion. This rule also requires that when the annual average flow exceeds 90% of the plant's permitted capacity, the POTW must be under construction for expansion.

The Prairie Creek Wastewater Plant Master Plan was completed in October 2020. An ultimate site layout and process schematic were developed for anticipated build-out flows, along with a Capital Improvements Plan (CIP) to address phasing needed improvements and sequencing for each plant project.

The current treatment capacity of the plant is not adequate for treating increased flows related to projected population growth in the City of Lewisville service area. Additionally, the current treatment process does not meet the anticipated future limit on ammonia in the effluent. This project will increase the plant flow capacity and nutrient removal capacity to meet the discharge requirements set by the Texas Commission on Environmental Quality. This project will also decommission and demolish a section of the plant known as Plant III to provide the space necessary for the expansion of Plant II, as well as provide additional aeration-generating equipment and infrastructure for expanded treatment capabilities.

ANALYSIS

In June 2022, the City issued a Request for Qualifications (RFQ) for Project Control and Cost Management Services to support citywide capital improvement projects as they arise. The RFQ resulted in a list of qualified consultants eligible to provide these services on an as-needed basis as new projects arise.

Out of the three (3) qualified proposers added to the notification list, OCMI, Inc. was selected for this project due to its experience with municipal water infrastructure. OCMI will serve as the City's representative by providing comprehensive Project Control Services, including cost, schedule, information management, and quality management during the construction phase.

OCMI's role will include supplying a full-time construction manager and an assistant construction manager to oversee daily construction activities, monitor project progress, and deliver regular updates to the city. Additionally, OCMI will support the city throughout construction by reviewing and tracking the project schedule, managing Requests for Information (RFI), processing change orders, reviewing payment applications, and assisting with project close-out procedures.

With nearly four decades of experience, OCMI, Inc. brings extensive expertise in pre-construction, construction, and cost management. They are a full-service, independent construction management firm that has collaborated with local, state, and federal agencies nationwide, establishing a reputation as a trusted, low-risk provider of cost estimation, project controls, construction, and project management solutions.

Construction of the project is expected to take approximately 3 years to complete. Funding is available in the PCWWTP Aeration Basin Project fund.

CITY'S STAFF RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.