



**Dunham Engineering, LLC**  
an HMT Company  
6102 Imperial Loop  
College Station, TX 77845  
Phone: (979) 690-6555

October 23, 2021

City of Coppell  
816 S Coppell Road  
Coppell, Texas 75019  
Via email to: [gdavis@coppelltx.gov](mailto:gdavis@coppelltx.gov)

Attn: Jerry Davis, Water Operations Supervisor

Re: Engineering and Construction Engineering & Monitoring Proposal for the 2 Million  
Gallon Wagon Wheel Elevated Storage Tank Repair and Repainting Project

Per your request, please find enclosed Dunham Engineering's Scope and Fee proposal, 275-21-0132 Addendum #2 for the above referenced project. We look forward to continuing to work with you and the City of Coppell on this project.

If you should have any questions or require additional information, please do not hesitate to call. We are ready to begin work at your convenience.

Thank you for your consideration,

Joe Seiter, P.E.,  
Engineering Manager

Disclaimer: Dunham Engineering provides no implied warranties, of merchantability, fitness for service, purpose or otherwise. In no event shall Dunham Engineering be liable for any indirect, incidental, consequential, special, punitive or exemplary damages, loss of use, loss of profits, loss of production or economic loss regardless of the nature of the claim. Dunham Engineering's maximum liability hereunder, whether in contract, tort, or otherwise, shall not be greater than the amount of the Compensation herein.



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## **Scope of Services**

### **Wagon Wheel Elevated Storage Tank Repair & Repainting Project**

#### **PHASE I – DESIGN, ADVERTISEMENT & AWARD**

ENGINEER will meet with the CITY to discuss the findings of the elevated tank evaluation and discuss best value options to rehabilitate the tank. Preliminary estimate of probable construction cost is \$1.129 million to complete rehabilitate the tank, including replacing the interior and exterior coatings and making miscellaneous structural repairs.

The ENGINEER agrees to prepare the design, produce engineering plans and specifications, prepare the contract documents, advertise for bids to selected contractors and recommend award of a lump sum construction contract to complete the PROJECT for the CITY. Design services shall include:

- Selection of appropriate protective coating systems and surface preparation standards.
- Design of all required structural details.
- Design of any upgrades/improvements needed to meet current TCEQ and OSHA Regulations, including hatches and vents.
- Design of appropriate containment system to ensure public nuisance is prevented and adjacent power lines are properly insulated, de-energized, and/or avoided.
- Coordinate closely with the CITY to ensure communications equipment is removed, relocated or protected during the PROJECT.



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The ENGINEER agrees to provide a draft set of contract documents to the CITY for review and approval no later than 15 days after receiving NTP for PHASE I.

The ENGINEER agrees to finalize the documents and advertise the PROJECT to selected contractors for bids within 15 days after receipt of CITY's comments and approval. It is anticipated that design will commence in 2021 and construction will commence in 2022.

The CITY agrees to advertise in the newspaper of record as required by State procurement requirements.

The ENGINEER agrees to attend a pre-bid meeting and pre-bid site visit, answer questions from bidders, respond to RFIs and prepare addenda as needed.

The ENGINEER agrees to assist the CITY in opening and reviewing bids and recommending a contractor for award.

## **PHASE II- CONSTRUCTION ENGINEERING & MONITORING (CEM)**

The ENGINEER agrees to periodically inspect the contractor during the construction period to ensure contract compliance. Inspections will be performed at specified hold-points to provide excellent quality assurance at a reasonable price. Typical hold-points for this type of project are identified below:

- All welding and structural repairs completed prior to painting.
- Reinforcement and forms properly installed prior to placing concrete
- Electronic/communications equipment removed or protected
- Containment erection completed.
- Surface contaminants removed (if required).
- Blast profile obtained and degree of blast completed
- Prime coat completed.
- Stripe coat completed.
- Intermediate coat completed.
- Finish coat completed.
- Holiday detection test of interior completed.
- Cure test of interior completed.
- Confirmation of demobilization and site cleanup prior to final payment.

The ENGINEER agrees to process Contractor progress payments and recommend payment by the CITY.



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The ENGINEER agrees to prepare and process Contract Change Orders as required during the course of the construction contract and respond to RFIs.

The ENGINEER agrees to attend periodic construction progress meetings to update the CITY as to quality, budget and schedule performance.

The ENGINEER agrees to conduct a final inspection of the PROJECT and to recommend final payment for the CONTRACTOR when the PROJECT is completed.

The ENGINEER agrees to schedule and conduct a one-year warranty inspection of the PROJECT prior to the end of the warranty period and to coordinate completion of any required warranty repairs.

### **Compensation**

Fees include all costs associated with travel, labor, insurance, tools and equipment.

- Phase I – Design, Advertisement & Award
  - Lump sum fee of \$40,000
    - 25% due when Draft Documents provided to the City
    - 25% due when Final Documents provided to the City
    - 25% after completion of Pre-Bid Meeting and any required responses.
    - 25% due when Contractor recommended for award
- Phase II – Construction Engineering & Monitoring (CEM)
  - Lump sum fee of \$45,000
    - 25% when Contractor mobilizes
    - 25% when Contractor is 50% complete
    - 25% when Contractor is 75% complete
    - 25% when Contractor is substantially complete

Total Engineering & Inspection Fees: \$85,000

Engineering & Inspection fees as a percent of estimated construction cost: 7.5%