



**Purchasing Department**  
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To: Steve Rapson  
From: Ted L. Burgess   
Date: October 26, 2023  
Subject: **Contract 2314-B: FCWS – Trilith Studios Elevated Water Storage Tank**

The Purchasing Department issued Invitation to Bid #2314-B to secure a contractor for the construction of a new metal elevated water storage tank at the Trilith Studios property. Notice of the opportunity was emailed to 7 companies. Another 70 were contacted through the web-based Georgia Procurement Registry, who had registered under commodity code #83073 (Steel Tanks, Water Works Type, Elevated and Tower). The offer was also advertised through Georgia Local Government Access Marketplace, Comcast Channel 23, the Fayette County News, and the County's website.

Two companies submitted quotes (Attachment 1). The Water System recommends awarding to Caldwell Tanks, Inc. in the amount of \$2,786,200. The current availability in Water CIP 23WSH is \$1,263,330. The County has a Memorandum of Understanding (MOU) with Trilith Development, LLC which states Trilith will contribute half the cost of the water tank up to \$1,250,000. The Water System is requesting a transfer of \$272,870 from their Renewals & Extensions (R&E) account to fund the balance of the construction.

A Contractor Performance Evaluation is not available since this is the first time contracting with Caldwell Tanks, Inc. Arcadis, the Water System Engineer of Record, checked their references and the results were favorable. Specifics of the proposed contract are as follows:

<b>Contract Name</b>	2314-B: FCWS – Trilith Studios Elevated Water Storage Tank	
<b>Contractor</b>	Caldwell Tanks, Inc.	
<b>Contract Amount</b>	\$2,786,200.00	
<b>Budget:</b>		
Fund	507	Water CIP
Org Code	50740400	Water System – Park Enhancements
Object	542540	Water CIP Expense
Project	23WSH	Trilith Storage Tank
Available:		
CIP 23WSH	\$1,263,330	Trilith Storage Tank
Donation	1,250,000	From Trilith Development, LLC
Transfer	<u>272,870</u>	From Water System R&E
Total Available	\$2,786,200	After BOC Approval of Transfer

**ITB 2314-B: FCWS - Trilith Studios Elevated Water Storage Tank  
Tally Sheet**

<b>Vendor</b>	<b>Phoenix Fabricators and Erectors</b>	<b>Caldwell</b>
<b>Lump Sum Bid:</b>		
400,000 Gallon Elevated Storage Tank	3,201,343.00	2,726,200.00
<b>Lump Sum Contingency Allowances:</b>		
Materials Testing Laboratory	10,000.00	10,000.00
Owner Directed Changes	50,000.00	50,000.00
<b>Total Lump Sum Contingency Allowance</b>	<b>60,000.00</b>	<b>60,000.00</b>
<b>Total Bid + Allowances</b>	<b>3,261,343.00</b>	<b>2,786,200.00</b>