

City of Millersville
Board of Commissioners
1246 Louisville Hwy, Millersville, TN 37072

SPECIAL CALLED MEETING AGENDA
Monday, November 24, 2025, 5:30 PM

1. Call to Order.
2. Invocation and Pledge of Allegiance.
3. Citizens' Comments, Comment Sign-up Sheet Available to Sign Before Meeting.
4. Discussion and Consideration Long Branch ARPA Lift Station Improvement bid
5. City Manager Comments
6. Commissioners' Comments
7. Adjournment

November 17, 2025

Mr. Michael Housewright
City Manager
City of Millersville
1246 Louisville Hwy
Millersville, TN 37072

*RE: Lift Station Improvements
Bid Proposal Review
Millersville, Tennessee
ES Project No. 24-0436.004
ARP 2022-8716-WW-PDC-2*

Dear Mr. Housewright,

The City received one (1) bid for the Millersville Lift Station Improvements project which includes the modernization of three (3) sanitary sewer lift stations within the City of Millersville, including Bethel Suction Lift Station, Marcie Ann Submersible Lift Station, and Williamson Submersible Lift Station. The project will bring each station into compliance with the Tennessee Department of Environment and Conservation (TDEC) Design Criteria for Sewage Works while replacing components nearing the end of their useful life. The project involves the installation of three (3) manual transfer switches, one (1) emergency bypass connection, two (2) backflow prevention assemblies, the replacement of two (2) sets of duplex, non-clog submersible pumps, and all other appurtenances and site work necessary for three fully-functioning sanitary sewer lift stations.

This project was advertised continuously on Go-DBE for 45 days (8/11/25) and twice in the Robertson County Connection (8/12/25-8/26/25 and 9/11/25-9/25/25), fulfilling both ARPA and Millersville bidding requirements.

Below is a summary of the bid results for the Millersville Lift Station Improvements project:

Bid Round	Bid Date	# of Bidders	Low Bidder	Low Bid Amount
1	8/26/2025	0	n/a	n/a
2	9/26/2025 Rev:11/6/2025	1	Long Branch Construction, LLC	\$237,900.00

The sole and low bid was submitted by Long Branch Construction in the amount of \$605,400.00. This bid significantly exceeds the total available construction grant funding of \$397,464.27, leaving the City without adequate funds to award the project as proposed.

Having fully satisfied TDEC's and the City's procurement policies, the City may now solicit informal quotations directly from contractors. To that end, we contacted a number of qualified firms; however, none expressed interest in submitting a proposal.

Given project milestones and grant deadlines, the City must now make a timely decision to move forward with Long Branch to avoid jeopardizing the funding award. During evaluation of the bid,



5070 Stow Road
Stow, OH 44224

several unit prices were identified as unreasonably high—specifically Items 1.05, 3.01, 3.02, 4.01, and 4.02, which relate to pump removal/replacement and sewer flow control (bypass pumping). These items total \$321,000 of the bid sum and are not consistent with the Engineer's Opinion of Probable Construction Cost (OPCC), which estimated the entire construction cost at \$397,380.00 based on recent regional bids and quotations.

To mitigate these cost discrepancies and preserve the project budget, we negotiated with Long Branch to modify the approach to pump replacement. Under this negotiated arrangement, Long Branch would provide only the labor, while the City would purchase all required equipment and materials—including pumps—using ARPA funding and its tax-exempt status to reduce overall cost.

Based on these discussions, we recommend maintaining the contract largely as bid, with the exception of revising the pump replacement work as a Bid Alternate. Long Branch has submitted a price of \$45,000 for this alternate. While this amount remains higher than ideal, several of the contractor's other unit prices were lower than expected, and overall the costs are anticipated to balance out. We also removed rehabilitation items that require bypass pumping to reduce overall costs, such as grouting pipe joints, replacing guide rail systems, and flood-proofing. It should be noted that this work cannot be separated and reassigned to another contractor without formally re-advertising the project, which would delay the schedule and jeopardize the funding award.

Recommendation

Based on the circumstances described above—including the limited bid response, funding constraints, schedule requirements, and subsequent negotiations—it is my professional recommendation that the City approve the bid proposal and award the construction contract to Long Branch Construction.

Please let me know if the City would like any additional clarification or revisions. Should you have any questions or require additional information, please do not hesitate to contact our office at (336) 999-4767 or contact me by email at KWienhold@EnviroScienceInc.com.

Sincerely,



Kevin J. Wienhold, P.E.
Compliance Engineering Manager
Water Resources Engineer

Sent via email

MILLERSVILLE LIFT STATION IMPROVEMENTS

BASE BID

Item No.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
Miscellaneous					
1.01	Contractor Mobilization (8.25%)	LS	1	\$ 28,000.00	\$ 28,000.00
1.02	Erosion Prevention & Sediment Control	LS	1	\$ 5,000.00	\$ 5,000.00
1.03	Earthwork	LS	1	\$ 10,000.00	\$ 10,000.00
1.04	Traffic Control	LS	1	\$ 10,000.00	\$ 10,000.00
1.05	Sewer-Flow Control	LS	1	\$	\$
1.06	Hydro-excavating Utility Exposure (Bethel)	EA	1	\$ 7,500.00	\$ 7,500.00
Bethel Lift Station Improvements					
2.01	Bypass Pump Connection	EA	1	\$ 25,000.00	\$ 25,000.00
2.02	Cut-in-Gate Valve & Valve Box, FLG, 6"	EA	1	\$	\$
2.03	New Manual Transfer Switch w/Fuses, Complete	LS	1	\$ 30,000.00	\$ 30,000.00
2.04	Backflow/Check Valve Preventer	EA	1	\$ 6,750.00	\$ 6,750.00
2.05	Replacement of Wooden Fence	LF	20	\$	\$
Marcie Ann Lift Station Improvements					
3.01	Remove & Salvage Existing Pump(s)	EA	2	\$	\$
3.02	Replacement Submersible Non-Clog Pump: 248V-3-Phase, Total FLA 70 A, Frequency 60 Hz, 10 HP	EA	2	\$	\$
3.03	2" 316 S.S. Pump-Guide Rail System & Lifting-Chains	LF	40	\$	\$
3.04	New Manual Transfer Switch w/Fuses, Complete	LS	1	\$ 30,000.00	\$ 30,000.00
Williamson Lift Station Improvements					
4.01	Remove & Salvage Existing Pump(s)	EA	2	\$	\$
4.02	Replacement Submersible Pump: 480V-3-Phase, Total FLA 150 A, Frequency 60 Hz, 40 HP	EA	2	\$	\$
4.03	Mechanical Grouting of Pipe Joints, 2"-8"	EA	2	\$	\$
4.04	Mechanical Grouting of Pipe Joints, 10" 12"	EA	2	\$	\$
4.05	2" 316 S.S. Pump-Guide Rail System & Lifting-Chains	LF	50	\$	\$
4.06	Replace Existing Top Slab, 10"	EA	1	\$	\$
4.07	Aluminum Hatch Cover, 36" x 48", single door, watertight	EA	1	\$	\$
4.08	PVC Vent, Sch 80 w/S.S. Screen, 4"	EA	1	\$	\$
4.09	New Manual Transfer Switch w/Fuses, Complete	LS	1	\$ 30,000.00	\$ 30,000.00
4.10	Backflow/Check Valve Preventer	EA	1	\$ 6,750.00	\$ 6,750.00
Restoration					
5.01	Seed and Straw	SY	140	\$ 10.00	\$ 1,400.00
5.02	As-Built Plans	LS	1	\$ 2,500.00	\$ 2,500.00

TOTAL

\$ 192,900.00

ALTERNATES				
A.01	Salvage, refurbish and replace pumps at Marcie Ann and Williamson Rd Lift Stations. Owner to provide all pumps, equipment and appurtenances.	15	1	\$45,000. ⁰⁰ \$45,000. ⁰⁰

Includes Pre-construction Inspections *JK*

TOTAL INCLUDING ALTERNATES

\$ 237,900. 00

BASE BID TOTAL, FURNISHING ALL PRODUCTS, MATERIALS AND EQUIPMENT AND PERFORMING ALL LABOR NECESSARY TO COMPLETE AND PUT INTO OPERATION THE AMERICAN RESCUE PLAN SEWER REHABILITATION PROJECT, INCLUDING ALL WORK SHOWN ON THE DRAWINGS AND/OR SPECIFIED IN THE AMOUNT OF Two hundred thirty seven thousand
Nine hundred dollars, zero cents

\$ 237,900. 00