

Agenda Item Details

Meeting	Aug 12, 2025 - Bryan City Council Second Regular Meeting
Category	6. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	L. Approval of a construction contract with Alsay Incorporated for drilling water wells 20 and 21 for a not to exceed amount of \$8,059,870.
Type	Action (Statutory)
Preferred Date	Aug 12, 2025
Absolute Date	Sep 09, 2025
Fiscal Impact	Yes
Dollar Amount	8,059,870.00
Budgeted	Yes
Budget Source	Water Revenue Bonds
Goals	Public Safety Economic Development Infrastructure Quality of Life Service

Summary:

In September 2023, the Brazos Valley Groundwater Conservation District (GWCD or District) adopted new rules requiring increased spacing between wells and more acreage associated with a well for a permit. In August 2023, the City of Bryan was granted four (4) new water well permits for wells 20-23, which utilized the remaining groundwater rights for the City. Since each well has a different size circle to fit on the groundwater rights owned, each well has a different permitted volume. Those volumes are as follows: Well 20 - 2,863 ac-ft/yr, Well 21 - 3,035 ac-ft/yr, Well 22 - 5,000 ac-ft/yr, Well 23 - 3,306 ac-ft/yr for a total of 14,204 ac-ft/yr.

When the new rule was adopted by the District, each well permit holder who had a permit but had not drilled the well was given five (5) years to complete the well. For the first three (3) years of the five (5) years a fee is not paid to the District for the wells. Beginning in Year 4, whether the well is drilled or not, the permit holder pays the permitted amount for the well to keep the well permit active. When Year 5 term is up, if the well is not drilled, the permit expires and a new permit is applied for under the new rules.

On June 25, 2025, the City advertised bids for the four wells (i.e., Wells 20-23). Two bid packages were prepared and released, with one being for Wells 20-21 and the other for Wells 22-23. Bids were open on July 10, 2025, and two bids were received for both bid packages. Alsay Incorporated had the highest scoring proposal and lowest bid price for Wells 20-21. Staff recommends the base bid plus the alternate bid item be awarded to the vendor. The base bid includes a 24-inch diameter surface pump casing down to 1,200 feet. The alternate bid enlarges this surface pump casing to 32-inch diameter. The larger surface casing allows more flexibility with using submersible pumps in the future. For an additional cost of 12-13% of the cost of the well, staff recommends this casing be enlarged to provide flexibility to the City in the future on different pumps. Each bid package includes additional footage of casing due to the depth of the aquifer being unknown.

Staff recommends awarding the drilling of Wells 20-21 to Alsay Incorporated for a not to exceed amount of \$8,059,870. The cost of these two wells includes: drill the well, install the casing for the well, and perform a 36-hour pump test. This cost does not include providing equipment to run and operate the well. A separate bid package is being developed for Wells 20-21 to provide pumps and connect them to the well field piping. The scope contained in this project satisfies the District's definition of well completion as it relates to the rules for the permit. This contract has 275 working days allowed to complete the work.

Staff Analysis and Recommendation:

Staff recommends awarding the drilling of Wells 20-21 to Alsay Incorporated for a not to exceed amount of \$8,059,870.

Options:

1. Approve the Contract as presented
2. Approve the Contract with the base bid only
3. Do not approve the Contract and provide direction to staff

Attachments:

1. Contract
2. Well locations

[Exhibit 1_DRAFT RFP 25-048 Contract Alsay Alternate added.pdf \(1,021 KB\)](#)

[Exhibit 2_Wells 20-21 location.pdf \(822 KB\)](#)