

STAFF MEMORANDUM

TO: Board of Mayor and Aldermen
FROM: Administration and Spring Hill Water
DATE: 07/01/2026
SUBJECT: Pure Water Spring Hill – APF Pilot BODR Approval

Purpose

The purpose of this agenda item is to review the Basis of Design Report for the Advanced Purification Pilot Project and discuss the proposed Construction Manager at Risk (CMAR) delivery method.

This is an important milestone because it establishes the framework for the remainder of the design process. It does not authorize construction. Instead, it confirms that the City, the design team, and TDEC are aligned on what the pilot facility will accomplish before the engineers begin preparing the final construction plans.

Background

Spring Hill's long-term challenge is securing enough water to meet future demands. Because withdrawals from the Duck River are limited, the City has been evaluating Advanced Purification as part of a long-term strategy to diversify our water supply while improving drought resiliency.

The pilot facility is the next step in that process. Rather than building a full-scale facility immediately, the pilot allows us to prove the treatment process, collect operational data, satisfy TDEC requirements, and use those lessons to help establish reuse regulations and design the permanent facility.

What is a Basis of Design Report?

Think of the Basis of Design Report as the project's blueprint before the blueprints. If you were building a house, you would first decide how many bedrooms you wanted, where the kitchen would go, and what the house should look like. After those decisions are made, then detailed construction drawings would be prepared.

This report serves that same purpose. It documents how the pilot will operate, what treatment processes will be used, what performance standards must be met, and how the facility will support both research and public education.



City of Spring Hill | Spring Hill Water

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What Will the Pilot Do?

The pilot is essentially a small-scale version of the future Advanced Purification Facility.

It will allow the City to:

- Demonstrate that the treatment process consistently produces water that meets drinking water standards.
- Collect the operational data needed to design the full-scale facility.
- Train City staff.
- Demonstrate the technology to regulators.
- Educate the public about how advanced purification works.

The building is intentionally designed to feel familiar. Visitors will enter through a residential-style lobby with a presentation area and water tasting station before seeing the treatment equipment. The goal is simple: help people understand the process and build confidence in the quality of the water being produced.

Project Delivery

Staff is recommending that this project be delivered using the Construction Manager at Risk (CMAR) procurement method. This allows the City to bring a contractor onto the project during design rather than waiting until the plans are finished. That contractor works alongside the design team to review constructability, provide cost estimates, identify opportunities for savings, and reduce the likelihood of surprises during construction.

At the appropriate point in the design process, the Construction Manager will develop a Guaranteed Maximum Price (GMP) for the project. If accepted by the Board, the contractor becomes responsible for delivering the project within that guaranteed price, unless the City approves changes to the scope.

Given the specialized nature of this project and the fact that construction will occur on an active wastewater treatment plant, staff believes CMAR provides the best opportunity to manage cost, schedule, and construction risk.

This project represents an important step toward securing Spring Hill's long-term water future. This decision keeps that effort moving forward by approving the design framework and delivery strategy before detailed engineering begins.

Recommendation

Staff recommends that the Board:

1. Accept the Basis of Design Report as the foundation for the next phase of design.
2. Confirm the use of the Construction Manager at Risk (CMAR) delivery method.
3. Authorize staff and the design team to proceed with final design and procurement activities.



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