



Memo

To: Clay Pearson, City Manager
From: Jennifer Lee, Senior project Manager
CC: Jon Branson, Deputy City Manager
Trent Epperson, Assistant City Manager
Robert Upton, Director Engineering & Projects
Skipper Jones, Assistant Direct Engineering & Projects

Date: January 24, 2019

Re: Pre-Award Contract for Engineering Construction Phase Services,
Hughes Ranch Road (Smith Ranch to Cullen Parkway)

1/24/2019

To: Mayor and City Council members

Another contract necessary for on-site construction inspection services for Hughes Ranch Road widening improvements. Clay

The purpose of this memo is to provide advanced notification of intent to award a contract for Engineering Construction phase services for the Hughes Ranch Road (Smith Ranch to Cullen Parkway) project at the February 11, 2019 Council meeting and to provide a review of that project's history and current status.

BACKGROUND

In 2015, Brown and Gay Engineers (BGE) was commissioned by the City to update and complete the design to comply with current City, State and Federal standards in an effort to apply for funding through the local TIP process. Because Hughes Ranch Road had not been selected to receive funding at that time the City funded the design completion/ update without a joint funding agreement (AFA) with TxDOT. Subsequently, the City sponsored the project for TIP funding and it was selected for accelerated construction funding for 2019. The construction work will be funded via an 80/20 split of Federal and local City of Pearland funding respectively. On November 26, 2018, Council awarded a construction contract to Triple B Services. Since that award, staff have been submitting post award documents to TxDOT for approvals which are currently underway

Staff has received TxDOT approval for Construction Management/Construction Inspection (CMCI) services by Cobb Fendley and Associates on January 16, 2019. This approval will provide 80% re-imbursement of the contract fees per the Advance Funding Agreement (AFA) between the City and TxDOT. The Cobb Fendley and Associates contract for CMCI services will be on Council agenda on January 28, 2019 for consideration.

On January 10, 2019, Staff received notification from TxDOT that the Construction Phase services, BGE, Inc. would not be reimbursed under the AFA as TxDOT considers the work to be an extension to the existing design contract. The City will be 100% responsible for all fees associated with the Engineer of record (design bid and construction phase services). Staff has negotiated and reduced the scope of BGE's construction phase services. The approval of the Cobb Fendley contract, will allow more of the day to day administration of the project to fall under the CMCI scope, greatly reducing the tasks that will need to be performed by BGE.

SCOPE OF THE CONTRACT

BGE, Inc. will provide basic construction administration services that include:

- Respond to questions brought up during the pre-construction meeting.
- Attend public meetings if necessary.
- Attend monthly construction progress meetings.
- Review RFI, submittals, shop drawings, details and change orders.
- Issue clarifications and interpretations of the contract documents and design.
- Coordinate with the materials testing lab
- Participate in the substantial and final walkthroughs.
- Prepare record drawings.

CONTRACT FEES

BGE, Inc. proposal is for an hourly not to exceed amount of \$130,140.00 which is about 0.8% of the construction contract. Staff considers the fees to be reasonable considering the project duration of 24 months and the project limits within the heavily populated community that includes two public schools which will require significant oversight and coordination.

SCHEDULE

The project team will hold the pre-construction conference on January 31, 2019. The Notice to Proceed will be issued at that conference. The contractor is prepared to begin mobilizing immediately. The project is expected to begin construction during the beginning of February 2019 and the anticipated completions date for the project is February 2021.

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	February-15	February-15
<i>Bid Start</i>	July-18	August-18
<i>Construction Start</i>	October-18	January-19
<i>Proposed Construction Completion</i>	February-21	

BUDGET

Funding Sources	Series	To Date	Future	Total Budget
Certificates of Obligation				-
General Obligation Bonds	2013	303,708		303,708
General Obligation Bonds	2014	1,065,000		1,065,000
General Obligation Bonds	2016A	1,061,745		1,061,745
General Obligation Bonds	2018	2,856,000		2,856,000
General Obligation Bonds			4,169,950	4,169,950
Other Funding Sources (TIP)		26,362,240		26,362,240
Other Funding Sources (Traffic Fund)		90,547		90,547
Other Funding Sources (Fund Balance)		184,960		184,960
Other Funding Sources (Old Alvin)		526,850		526,850
Total Funding Sources		32,451,050	4,169,950	36,621,000

Expenditures	To Date	Future	Total
PER			-
Land	1,572,302		1,572,302
Design	445,340		445,340
Construction	16,723,733	300,000	17,023,733
Construction Management/Inspection		1,487,708	1,487,708
Construction Materials Testing			-
FF&E			-
Total Expenditures	18,741,374	1,787,708	20,529,082

Project Balance/Contingency			16,091,918
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HUGHES RANCH ROAD (CULLEN TO SMITH RANCH ROAD)



1:24,000
1 inch = 2,000 feet



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MAP PREPARED: OCTOBER 4, 2017
GIS DEPARTMENT