

11/8/2018

To: Mayor and City Council members

Upcoming major roadway construction contract award for Hughes Ranch Road. This project is receiving 80% federal funds for construction and was accelerated by one year when funds became available due to other entities delaying their TIP projects. Acceleration was made possible because of our staff's efforts to complete the design, land acquisition, and utility relocation work early. -Trent

Memo



To: Clay Pearson, City Manager

From: Jennifer Lee, Sr. Project Manager

CC: Trent Epperson, Assistant City Manager
Robert D. Upton, P.E., Director of Engineering & Capital Projects
Skipper Jones, Assistant Director of Capital Projects

Date: November 8, 2018

Re: Pre Award Memo Hughes Ranch Road (CR403) Smith Ranch to Cullen Blvd.

Purpose:

This memo provides information regarding the bid phase and selection of the contractor for the construction of the Hughes Ranch Road (Smith Ranch Road to Cullen Boulevard) project and the pending recommendation to award a contract for construction.

Background

Hughes Ranch Road has been on the City's Thoroughfare Plan for more than 20 years. The project was originally a Brazoria County project and was transferred to the City in 2006 after the County had tried unsuccessfully to get the project funded through the Houston Galveston Area Council (HGAC) Transportation Improvement Program (TIP) funding. 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. After correcting the project's compliance date for the Air Quality Conformity requirements, the project was one of several City sponsored projects that received Federal funding through the 2015 HGAC TIP. The project received and will be constructed via an 80/20 split of Federal and local City of Pearland funding.

The project will reconstruct approximately 10,500 feet of two lane asphalt roadway with open ditch between Smith Ranch Road and Cullen Boulevard to a four lane concrete curb and gutter boulevard with sidewalks on both sides and traffic signals at Miller Ranch and Bryant Court. The project includes approximately 13,000 linear feet of noise barrier along the major subdivisions, storm sewer improvements, illumination and landscaping. As a precursor to this construction project, the water line along the entire alignment was moved to avoid conflicts with drainage and soundwall foundations.

The roadway will enhance safety and improved access to adjacent subdivisions as well as provide direct access to the State Highway 288 Toll Lanes by way of the T-Ramp intersection being built by the Toll Lane project. The new roadway also improves access and traffic safety for Challenger Elementary and Dawson High School. This project complies with City Council's Strategic Priority of Safe Community, Sustainable Infrastructure, and Fiscal Responsibility

Contract Awards and Proposed Schedule

Advertising for the bid phase of the project was begun on August 8, 2018 with the second advertisement on August 15, 2018. The pre-bid conference was held on August 16, 2018. The conference was well attended by at least thirteen general contractors, representatives from the BGE, Texas Department of Transportation (TxDOT), and City staff. The conference afforded the participants the opportunity to ask questions prior to bid of the engineer and staff. Six bids were received, opened and read aloud on September 13, 2018. Bids ranged from \$16,683,347.60 to \$17,657,804.79. Triple B Services was the apparent lowest responsible bidder with a bid of \$16,683,347.60. This bid is approximately 12.6% below the engineer's construction cost estimate of \$19,086,362.85.

Staff reviewed the Bid documents from the two lowest respondents. Triple B Services submitted a complete bid package as required by the Local Government Project Procedures (LGPP) containing all required information and documentation. Since the Hughes Ranch Road Project is a TIP funded project, documentation was submitted for approval to TxDOT for concurrence and authorization. TxDOT issued the State's Letter of Authority (SLOA) which authorizes the City to award the contract and commence the construction phase of the project.

The award package, which will be presented to Council on November 26, 2018, will include the City's recommendation of award, the SLOA, and contract bid documents. The contract for construction includes 730 calendar days for substantial completion with an additional 30 days to achieve final completion. If Council approval is received on November 26, 2018, a preconstruction conference will be scheduled for mid-December providing the Contractor time to submit additional paperwork to TxDOT. The Notice to Proceed will be issued upon approval of all pre-construction documentation and agreements required of the contractor. The expected substantial completion date is January 2021.

Consultant Selection for Construction Administration:

As with all LGPP Projects, the level of reporting and documentation required for TxDOT mandate the use of a dedicated full time Construction Manager (CM). A change from past City procedure will include the Construction Materials Testing (CMT) fees within the CM contract, making the testing lab subordinate to the CM. This resolves scheduling issues and places all resources for quality control records and reporting in the hands of the CM. The Construction budget in the Advanced Funding Agreement with TxDOT contains sufficient funds to incorporate these costs into the cost sharing at 80%.

Staff performed a Qualification based selection process in January 2018 and received submissions from fourteen engineering firms and selected four firms qualified for LGPP Project Management services. Staff is currently negotiating the proposal with Cobb Fendley, Inc. and the resulting proposal will have to be approved by TxDOT in order to be eligible for reimbursement under the terms of the Advanced Funding Agreement (AFA). On federally funded projects, the contract is prepared on a TxDOT format contract. Staff plans to present the proposal and contract for Construction Management for consideration and award at a December meeting once it has been approved by TxDOT.

Budget Info:

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	40,385	16,983,348	17,023,733
Construction Management/Inspection		1,200,000	1,200,000
Construction Materials Testing		175,000	175,000
FF&E			-
Total Expenditures	2,058,026	18,358,348	20,416,374

Project Balance/Contingency	16,204,626
------------------------------------	-------------------

Schedule Info:

	Base Line	Current
Design Start	February-15	February-15
Bid Start	July-18	August-18
Construction Start	October-18	December-18
Proposed Construction Completion	January-21	

VICINITY MAP:

HUGHES RANCH ROAD (CULLEN TO SMITH RANCH ROAD)

