

MEMORANDUM

TO: Claire Powell, City Manager

FROM: David Salmon, P.E., City Engineer

DATE: December 4, 2023

SUBJECT: **Approval of a Contract Award for Construction Services for the Corporate Drive Segments 2 and 3 Project to Sundt Construction, Inc., Irving, TX, in the Amount of \$43,039,500.00 and Authorization for the City Manager, or Her Designee, to Execute the Contract.**

BACKGROUND

This project includes new street paving, sidewalk and trail improvements, drainage, water improvements and two bridges for the extension of Corporate Drive from Railroad Street to west of Huffines Boulevard on the east side of the Elm Fork Trinity River. Corporate Drive extension is a planned 4-lane divided roadway shown on the City's Thoroughfare Plan, that is expected to become a principal arterial roadway. Corporate Drive in its entirety begins in Flower Mound at Long Prairie Road as Forrest Vista Drive, extends from west to east across legacy Lewisville as Corporate Drive, crosses a portion of Carrollton as Carrollton Parkway and continues in the Castle Hills area of Lewisville as Windhaven Parkway. Windhaven Parkway traverses eastward through The Colony and into Plano ending at Legacy Drive. The purpose of this project is to connect Corporate Drive across the Elm Fork of the Trinity River and eventually to Carrollton Parkway in the City of Carrollton to complete the regional thoroughfare. As this project includes over a 2,000 feet long bridge across the Elm Fork of the Trinity River and the 100-year floodway, the City wanted to obtain the best contractor that could construct a new bridge in this environment while also, maintaining river access through most of the construction project. Therefore, this project was solicited through the competitive sealed proposals (CSP) process. Selecting a vendor through a competitive sealed process ensures that the chosen provider is not only cost-effective, but also capable of meeting the specific requirements and standards set forth by the Engineering Department.

ANALYSIS

Four (4) companies submitted proposals. The evaluation committee consisted of members from the City's Engineering, City Manager's Office, Public Services, and Finance Departments. The evaluation was conducted using the following criteria with the listed point values being the maximum possible score for each criteria:

- Cost Proposal Form 37 pts
- Qualifications, Financial Soundness & Relevant Project Experience of Proposer) 23 pts
- Qualifications & Experience of the Proposed Project Personnel 20 pts
- Project Schedule and Construction Sequence 10 pts
- Safety Practices and Record for Last 5 Years & Required Purchasing Documents 10 pts

Upon completing evaluations, the evaluation committee unanimously decided that Sundt Construction by far provided the best technical value to the City and once the costs were added to the evaluation matrix, still clearly offered the best value. Staff requested a “best and final offer” (BAFO) from Sundt Construction. Sundt’s BAFO provided a final proposed cost of \$40,990,000. Their final cost proposal is \$2,380,000 over the lowest cost proposer. Sundt Construction scored highly on all four of the technical criteria. Sundt Construction Inc. is a nationally recognized contractor that has been in the construction industry for 133 years. They bring years of experience including a team of staff and subcontractors to ensure the construction activities proceed per plans. The projects highlighted in their proposal illustrate their ability to complete similar projects with major bridge construction. Sundt construction has an excellent safety record. Their proposal went into great detail regarding how the construction would be sequenced in a way to complete the job as advertised up to 140 days sooner than the contract requires while maintaining river access to canoe and kayak users for most of the construction. Sundt Construction, Inc is currently building the Windhaven at KCS Railroad Underpass project. Sundt has fostered a partnership between City staff, the design consultant, and the KCS railroad company resulting in a projected completion date 9 months ahead of schedule, no safety incidents and with minimal change orders. Sundt is proposing to use the same construction team on the Corporate Drive project as they have used on the Windhaven underpass as they will be finishing Windhaven about the same time the construction of Corporate Drive will be starting.

Sundt’s base bid is \$40,990,000, plus five percent (5%) contingencies in the amount of \$2,049,500, for a total amount of \$43,039,500. The design consultant’s estimate for the project improvements was \$47,076,000.

Funding is available in Corporate Drive capital projects (G1122 and G1123). A significant portion of the funding for this project is Regional Toll Revenue (RTR) funding provided through the North Central Texas Council of Governments (NCTCOG). This project was originally funded in 2010 and the RTR funding is set to expire at the end of December 2023 unless a construction contract is awarded before then. The contract time is 915 calendar days and liquidated damages are \$1,000 per day. The project is anticipated to start in February 2024.

CITY STAFF’S RECOMMENDATION

That the City Council approve the award and authorize the City Manager, or her designee, to execute the contract as set forth in the caption above.