

MEMORANDUM

TO: Claire Powell, City Manager

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

DATE: April 15, 2024

SUBJECT: Approval of a Contract for Construction Services for the Corporate Drive Segments 4 and 5 Project to Sundt Construction, Inc., Irving, TX, in the Amount of \$29,758,039 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, a water main, and street lighting for the extension of Corporate Drive from just east of the Elm Fork Trinity River to Carrollton Parkway and Carrollton Parkway from the Sam Rayburn Tollway to Old Denton Road (FM 2281). 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 complete the connection of Corporate Drive east of the Elm Fork of the Trinity River to Carrollton Parkway in the City of Carrollton to complete the regional thoroughfare.

ANALYSIS

As this project connects to the previously awarded Corporate Drive Segments 2 and 3 and utilizes the same soil borrow area as Corporate Drive Segments 2 and 3, the City wanted to obtain the best contractor that could coordinate with the on-going construction project. Therefore, this project was solicited through Texas Government Code, Chapter 2269, Subchapter D, competitive sealed proposals (CSP) process. Selecting a vendor through a competitive sealed proposal 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 City. Two (2) companies submitted proposals. The evaluation committee consisted of members from the City’s Engineering Department, City Manager’s Office, Public Services Department, and Finance Department. The evaluation was conducted using the following criteria with the listed point values being the maximum possible score for each criterion:

- Cost Proposal Form 37 pts.
- Qualifications, Financial Soundness,
Collaborative Approach, & Relevant Project
Experience of Proposer 23 pts.

- Qualifications, Collaborative Approach, & 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 \$28,340,989.75. Their final cost proposal is \$3,213,428 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. 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 250 days sooner than specified.

Sundt Construction, Inc is currently building the Windhaven at KCS Railroad Underpass project and just started Corporate Drive Segments 2 and 3. On the Windhaven 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 utilizing the same construction team on the Corporate Drive Segments 2 and 3 project as they have used on the Windhaven underpass project and proposed to use the same team on Corporate Drive, Segments 4 and 5. Since both Corporate Drive (Segments 2 and 3 and Segments 4 and 5) projects utilize the same borrow excavation site for fill soil and the projects overlap, having one contractor performing the work would also provide for a seamless transition between the projects and one responsible party.

For these reasons, Staff recommends award to Sundt Construction, Inc. Their base bid is \$28,340,989.75, plus five percent (5%) contingencies in the amount of \$1,417,049.25, for a total amount of \$29,758,039. The design consultant’s estimate for the project improvements was \$25,706,000.00.

Funding is available in the Corporate Drive Capital Projects. The contract time is 1275 calendar days and liquidated damages are \$1,000 per day. The project is anticipated to start in late May 2024 with an expected completion date in Spring 2027.

CITY’S STAFF RECOMMENDATION

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