

MEMORANDUM

TO: Todd White, Purchasing Manager

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

DATE: October 5, 2018

SUBJECT: **Approval of a Bid Award for the Main Street, Mill Street and Charles Street Paving, Drainage, Landscape and Signalization Improvements Project to HQS Construction, LLC, Plano, TX in the Amount of \$8,533,278.60; and Authorization for the City Manager to Execute the Contract.**

BACKGROUND

Bids were received on September 20, 2018 for the construction of the Main Street, Mill Street and Charles Street Paving, Drainage, Landscape and Signalization Improvements project. The project includes Mill Street from Walters, south to Purnell Street, Main Street from Mill Street, east to Railroad Street and the intersections of Church and Main Streets along Charles Street. The project scope consists of construction of the following improvements on Main Street and Mill Street – on-street parking lanes, on-street bicycle lane(s), wider sidewalks, landscaping, irrigation, ornamental street lighting, traffic signal modifications, street furniture and amenities including benches, bike racks, trash cans and recycle bins. The project also includes improvements on Charles Street at the Main Street intersection and at the Church Street intersection to address ADA compliance and aesthetic improvements. The project was originally scoped with parallel parking on both Main and Mill Streets, however staff concerned with net parking counts, especially on Mill Street due to the large number of private parking spaces within and adjacent to the street right of way, decided to add back-in angle parking where right of way would allow on Mill Street. In addition to four public meetings, staff negotiated with each property owner along the Mill Street corridor encouraging them to dedicate additional right of way to allow back-in angle parking. Ultimately 7 property owners representing 8 parcels agreed to dedicate additional right of way on Mill Street for back-in angle parking. The plans as designed result in a net gain of 69 parking spaces on Main Street and 28 spaces on Mill Street.

ANALYSIS

It is requested that this item be presented to the City Council on November 5, 2018 with a recommendation to award the construction contract to HQS Construction, LLC, which offices in Plano, Texas, in the Amount of \$8,533,278.60; which includes \$406,400 (approximately 5%) for Contingencies. The Engineers estimate for the public street improvements was \$6,649,058.12. As the project bids came in well above the project budget, bond funds have been moved from the Civic Circle & Valley Parkway project and from the Northwest Old Town project. The Civic Circle and Valley parkway project will be postponed until additional funding can be identified. Enough funding was left in the Northwest Old Town project to pay for design which is ongoing. Staff intends to complete the design and will identify additional construction funding sources during the upcoming budget process.

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Staff has tentatively set a pre-construction meeting date with the contractor for November 15. With the mid-November pre-construction meeting, it would be expected that the contractor would begin construction the first week in December. However, staff intends to hold a public meeting with the contractor present to discuss the construction process and sequence with affected property and business owners. Realistically with scheduling a public meeting prior to construction, the beginning of construction will be after the first of 2019 which will avoid construction during the holiday season. The plans and specifications are designed and written such that the contractor will need to substantially complete Main Street before moving to Mill Street so that both streets are not under construction at the same time. Estimated start of construction for Main Street is the first week in January 2019 with substantial completion by September 2019. Mill Street construction is estimated to start around September/October 2019 and be substantially complete by August 2020. This schedule will allow the contractor to clean up the construction site and pull off the job temporarily during Western Days. Regardless of where the contractor is working in 2019 during Western Week, they will be directed to clean up the site and pull off during the event. The Charles Street intersections can be reconstructed while Main Street or Mill Street is also under construction, however will need to be open for Western Days, Homecoming Parade and the Holiday Stroll.

Funding is available in the capital project. The contract time is 540 calendar days and liquidated damages are \$500 per day. A location map is attached.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the bid award and authorize the City Manager to execute the contract as set forth in the caption above.