

# Memo



To: Clay Pearson, City Manager

From: Jameson Appel, Project Manager

CC: Jon Branson, Deputy City Manager  
Trent Epperson, Assistant City Manager  
Robert Upton, P.E., Director of Engineering  
Chris Orlea, Director of Parks & Recreation

Date: November 29, 2018

Re: Pre Award Memo Green Tee Terrace Bike and Pedestrian Trail

11/29/2018  
To: Mayor and City Council members  
Greet Tee Terrace pathway, 80% construction funded by TxDOT, readying for award to add major component of larger system, fill in from what developers, others have constructed. Clay

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## Purpose

This memo provides information regarding the bid phase and selection of the contractor for the construction of Green Tee Terrace Bike and Pedestrian Trail project and the pending recommendation to award a contract for construction.

## Background

In 2007, the Pearland Trail Master Plan was adopted by City Council, this plan is ultimately aimed at enhancing quality of life in the community by increasing opportunities for greater contact with the area's natural surroundings. As Pearland has grown rapidly in recent years, there is an increased interest in ensuring a higher level of amenities for its citizens. The implementation of a community wide trail network is a key component of this community enhancement strategy.

In 2013, the Houston Galveston Area Council (H-GAC) selected the City's Green Tee Terrace Trail application for funding with federal Transportation Enhancement (TE) funds and federal Surface Transportation Program, Metropolitan Mobility Off-System (STP-MM) funds. In July of 2015, the City entered into an Advanced Funding Agreement (AFA) with TxDOT for Design, right of way acquisition, utility relocation, and environmental clearances. After Staff employed its State approved consultant selection process, TxDOT approved the proposal for Design Phase Services, with RPS Group in January 2017. In November, 2017, Council approved the AFA for the construction phase of the project. Per these AFAs, Design, Letting and Construction of the project has followed TxDOT regulation, criteria and letting procedures and TxDOT will provide reimbursement of construction costs up to 80% or a maximum of \$2,866,253. The City is responsible for any costs over and above the maximum funding amount.

The Green Tee Terrace Trail project is a 10-ft wide concrete bike and pedestrian trail along an alignment defined largely by the Clear Creek from a tie-in point at an existing trail approximately 1,500 ft. south of Hughes Road through the Riverstone Ranch Development. The trail winds south to a 200 ft. pedestrian bridge over Clear Creek in conjunction with a six vehicle parking lot off of Pearland Parkway adjacent to the Clear Creek Park subdivision. The trail continues south through Province Village and terminates with a connection at Broadway (FM 518) 1,000 ft. east of Pearland Parkway. The project also includes benches, signage, trash receptacles and shade structures.

## Contract Awards and Proposed Schedule

Advertising for the bid phase began on September 26<sup>th</sup>, 2018 with the second advertisement on October 3<sup>rd</sup>, 2018. The pre-bid conference was held October 4<sup>th</sup>, 2018. The conference was well attended by eleven general contractors, representatives from RPS and Clark Condon, TxDOT, and City staff. Two addendums were issued in response to inquiries prior to bid opening. Seven bids were received and read aloud at 2:00 pm on October 18<sup>th</sup>, 2018. The bids were received as follows:

Tandem Services, LLC	\$2,403,637.90
Jerdon Enterprise L.P.	\$2,420,590.75
Texas Wall and Landscape, LLC	\$2,597,732.00
NBG Constructors, Inc.	\$2,637,719.50
Millis Development & Construction, LLC	\$2,680,036.72
Main Lane Industries, Ltd.	\$2,689,712.74
A-1 Construction Services	\$3,421,851.00

Tandem Services, LLC was the apparent low responsible bidder with a bid of \$2,403,637.90. This bid is approximately 14.2% below the engineer's estimate of \$2,801,482.33.

Staff reviewed the bid documents from the two lowest respondents. Tandem Services submitted a complete bid package as required by the Local Government Project Procedures (LGPP). Containing all required information and documentation. The second low bidder, Jerdon Enterprise L.P., was deemed "non-responsive" due to exceeding the amount allowed for mobilization and the bid was removed from consideration. The City's concurrence of award package, which includes City's and Designer's recommendation of award, contract documents and procedural checklist was submitted to TxDOT in early November. Staff received TxDoT's concurrence of bid results and Authorization to Award on November 28<sup>th</sup>. Staff plan to present this item for Council consideration and possible award of a contract for construction on the December 17<sup>th</sup> agenda.

## Consultant Selection for Construction Administration

As with all LGPP Projects, due to the level of reporting and record keeping required for TxDOT funded projects, the use of a dedicated full time Construction Manager and Construction Inspector (CMCI) is necessary. Funds have been set aside within the shared construction budget for a CMCI contract which will include Construction Materials Testing (CMT). Staff is currently negotiating a contract with Freese and Nichols for CMCI/CMT services for the construction phase. The CMCI/CMT construction phase contract will be presented to the Council for consideration as soon as approval from TxDOT is received.

Staff has also requested and received proposals from RPS Group for Construction Phase services which were not included in the original design phase contract. This work is typically minor in scope and revolves around submittal approvals, plan interpretation and resolving design issues during construction. Funding is also available within the shared construction budget for this work and Staff will provide additional information regarding this contract amendment once that is available.

**Budget Info:**

<b>Funding Sources</b>	<b>Series</b>	<b>To Date</b>	<b>Future</b>	<b>Total Budget</b>
Certificates of Obligation	2017	100,000		100,000
Certificates of Obligation	2018	1,085,168		-
Certificates of Obligation				-
Cash		20,487		20,487
W/S Revenue Bonds				-
Other Funding Source (Developer)		200,815		200,815
Other Funding Sources (Fund Balance)		64,668		
Other Funding Sources (Park Zone)		217,430		217,430
Other Funding Sources (TIP)		3,275,150		3,275,150
<b>Total Funding Sources</b>		<b>4,963,718</b>	<b>-</b>	<b>4,963,718</b>

<b>Expenditures</b>	<b>To Date</b>	<b>Future</b>	<b>Total</b>
PER			-
Land	504		504
Design	483,752	50,000	533,752
Construction	16,313	2,416,638	2,432,951
Construction Management/Inspection		150,000	150,000
Construction Materials Testing		50,000	50,000
FF&E			-
<b>Total Expenditures</b>	<b>500,569</b>	<b>2,666,638</b>	<b>3,167,207</b>

<b>Project Balance/Contingency</b>	<b>1,796,511</b>
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\* Any remaining CO's will be reallocated during the 2019 CIP projection process in March thereby reducing the amount of CO's to be sold in 2019.

**Schedule Info:**

	<b>Base Line</b>	<b>Current</b>
<b>Design Start</b>	May-16	January-17
<b>Bid Start</b>	June-18	September-18
<b>Construction Start</b>	September-18	January-19
<b>Proposed Construction Completion</b>	October-19	

**Recommendation:**

Staff will recommend Council approve the bid and award the construction contract to the Lowest Responsible Bidder, Tandem Services, LLC in the amount of \$2,403,637.90 at the December 17, 2018 Council Meeting.

**Previous Memos:** September 20, 2018, May 31, 2018, March 19, 2018.

**Project Map:**



**LEGEND**

	Limits of Trail Project
	Existing Trail (done by others)
	Pedestrian Bridge
	Culvert Crossing



**GREEN TEE  
TERRACE TRAIL  
LOCATION MAP**

# Project Map Overall (Future):

