



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 Projects
Skipper Jones, Assistant Director of Capital Projects

Date: June 4, 2020

Re: Pre-Award Memo McHard Road Cullen Boulevard to Mykawa Road

4 June 2020

To: Mayor and City Council members

Major step forward for mobility in Pearland with extension of McHard Road between Cullen Pkwy and Mykawa Rd. Years in the making with planning, land acquisition, design, permitting, the construction award will be coming to you for consideration (under budget again). Project 80% funded by Federal TIP funds for construction. Large water and sanitary sewer line in advance almost ready to become active as they were coordinated. Clay

Purpose

This memo provides information regarding the bid phase and selection of the contractor for the construction of the McHard Road (Cullen Boulevard to Mykawa Road) project and the pending recommendation to award contracts for construction. The contracts are scheduled for presentation to Council on the June 22, 2020 meeting agenda.

Background

The extension of the McHard roadway is part of the City's Thoroughfare Plan, and the completed project will reduce traffic on FM 518 by providing an alternate east/west route between SH 288 and SH 35. Consistent with Council goals, staff pursued and received state and federal funding for this transportation project for design and construction through the 2013 Transportation Improvement Program (TIP); receiving 80% reimbursement of the design and construction cost.

The McHard Road project will extend from the intersection of Mykawa and McHard Rd. west to tie into the existing roadway at Cullen Blvd. It will include the construction of approximately 3.5 miles of four lane divided concrete curb and gutter roadway with signalized intersections (Max Rd., Roy Rd., O'Day Rd., Garden Rd., and Hatfield Rd.). Also included in the road design is grading, paving, mixed use sidewalks, drainage, detention ponds, signage, pavement markings, illumination, traffic control, storm water pollution prevention and landscaping/irrigation. As a precursor to this construction project, a 16-in waterline along the entire alignment and an 18 and 15-inch sanitary trunk sewer from Cullen Blvd. to Garden Rd. were installed to avoid utility installation under or adjacent to the new pavement. Additionally, the project had wetlands mitigation from the USACE as described in the September 26, 2019 memo. The City purchased forested mitigation credits from a mitigation bank and will be creating a herbaceous wetland next to an existing wetland on City property. Staff will be presenting the contract amendment to Berg Oliver for this creation and monitoring at an upcoming Council meeting.

Contract Awards and Proposed Schedule

Advertising for the bid phase of the project was begun on January 15, 2020 with the second advertisement on January 22, 2020. The pre-bid conference was held on February 4, 2020 and was well attended by nine general contractors, representatives from the design firm, Freese and Nichols, Inc., 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. TXDOT standards require the use of lowest responsible bid process. Four bids were received and read aloud on March 24, 2020. Those Bids ranged from \$29,658,286.30 to \$38,978,793.57. The apparent lowest responsible bidder, James Construction Group, LLC was \$29,658,286.30 which is approximately 10.5% below the engineer's estimate of \$33,145,588.41.

Staff reviewed the bid documents from the two lowest respondents. James Construction Group, LLC submitted a complete bid package as required by the Local Government Project Procedures (LGPP) containing all required information and documentation. Since the McHard Road Extension project is a TIP funded project, documentation was submitted for approval to TxDOT on April 15, 2020 for concurrence and authorization. TxDOT issued the State's Letter of Authority (SLOA), received May 26, 2020, which authorizes the City to award the contract and commence the construction of the project.

The award package, which will be presented to Council on June 22, 2020 will include the City's recommendation of award, the SLOA, and contract bid documents. The contract for construction includes 700 calendar days for substantial completion with an additional 30 days to achieve final completion. After approval on June 22, 2020, a pre-construction conference will be scheduled for mid-July providing the Contractor time to submit final 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 July 2022.

Consultant Selection for Construction Administration:

As with all LGPP projects, the level of reporting and documentation required for TxDOT mandates the use of a dedicated full time Construction Manager. The contract for Construction Management/Construction Inspection (CM/CI) services will include the Construction Materials Testing (CMT), making the testing lab subordinate to the Construction Manager. This resolves scheduling issues and places all resources for quality control records and reporting in the hands of the Construction Manager. The construction budget in the Advanced Funding Agreement (AFA) with TxDOT contains sufficient funds to incorporate these costs into the cost sharing at 80%.

In accordance with Government Code 2254.004(a)(1), staff performed a Qualification based selection process in January 2018 and received submissions from fourteen engineering firms. Each firm submitted a Statement of Qualifications for a project team that included a prime and all sub-consultants (including CMT). Staff evaluated each of the submissions and ranked them based on:

- Project management experience
- Experience developing plans for TxDOT

- Experience as a project team
- Ability to assign resources to projects
- Geographical location of the team
- Demonstrated ability to develop innovative concepts on project delivery
- Proven effective project delivery approach
- Experience on municipal projects
- Experience on City of Pearland projects
- Knowledge of local conditions
- Demonstrated accountability
- Ability to meet the required 20% HUB goal for LGPP projects

Staff then short listed four teams qualified for LGPP Project Management services. Based on the qualifications and interviews, the team of HDR Inc./HVJ Associates, Inc. was selected as the most qualified for the McHard Road Extension project, in part, because they had previously successfully completed the Bailey Road project which is very similar in scope. TxDOT has approved the City's Qualifications-Based Selection process for LGPP projects. A negotiated proposal was submitted to TxDOT for approval in order to be eligible for reimbursement under the terms of the AFA. Staff plans to present this proposal and contract for CM/C/CMT services for consideration and award at the June 22, 2020 meeting along with the contract for construction phase services with the James Group Construction Company.

The proposed contract with HDR, Inc. is based on the City's Standard Scope of Services for Construction Management. The scope includes day to day construction management, scheduling, and inspection. HDR will provide on-site technical observation of Contractor's activities and project oversight consistent with TxDOT LGPP standards and guidelines, chair pre-construction meeting, coordinate materials testing and review materials tests, prepare daily reports, review invoices and prepare monthly reimbursement requests to TxDOT, and lead the project closeout. The HDR proposal provides a detailed scope of work for the two years of scheduled construction. The proposed fees for the above Construction Management and Inspection is based on Cost Plus Fixed Fee not to exceed \$2,905,481.51. The fee is approximately 9.8% of the total cost of construction and includes \$425,289.00 for the Construction Materials Testing consultant which will be a sub-consultant to HDR.

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
Certificates of Obligation	TBS	7,405,928		7,405,928
General Obligation Bonds	2014	531,488		531,488
General Obligation Bonds	2015	238,566		238,566
General Obligation Bonds	2016A	222,627		222,627
General Obligation Bonds	2017	2,742,097		2,742,097
General Obligation Bonds	TBS	7,850,263		7,850,263
General Revenue - Cash				-
HGACTIP		32,580,531		32,580,531
Other Funding Sources - Fund Balance		413,000		413,000

Total Funding Sources	51,984,500	-	51,984,500
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Expenditures	To Date	Future	Total
PER			-
Land	6,451,078		6,451,078
Design	4,616,723	70,000	4,686,723
Construction Contract	287,623	30,831,286	31,118,909
Construction Management/Inspection		2,480,193	2,480,193
Construction Materials Testing		425,289	425,289
FF&E			-
Total Expenditures	11,355,424	33,806,768	45,162,191

Project Balance/Contingency	6,822,309
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Staff has reduced the overall project budget based on actual proposed contract amounts and will be reflected after mid-year budget adjustments are approved.

Schedule Info:

	Base Line	Current
Design Start	August-14	August-14
Bid Start	April-17	December-19
Construction Start	July-20	
Proposed Construction Completion	July-22	

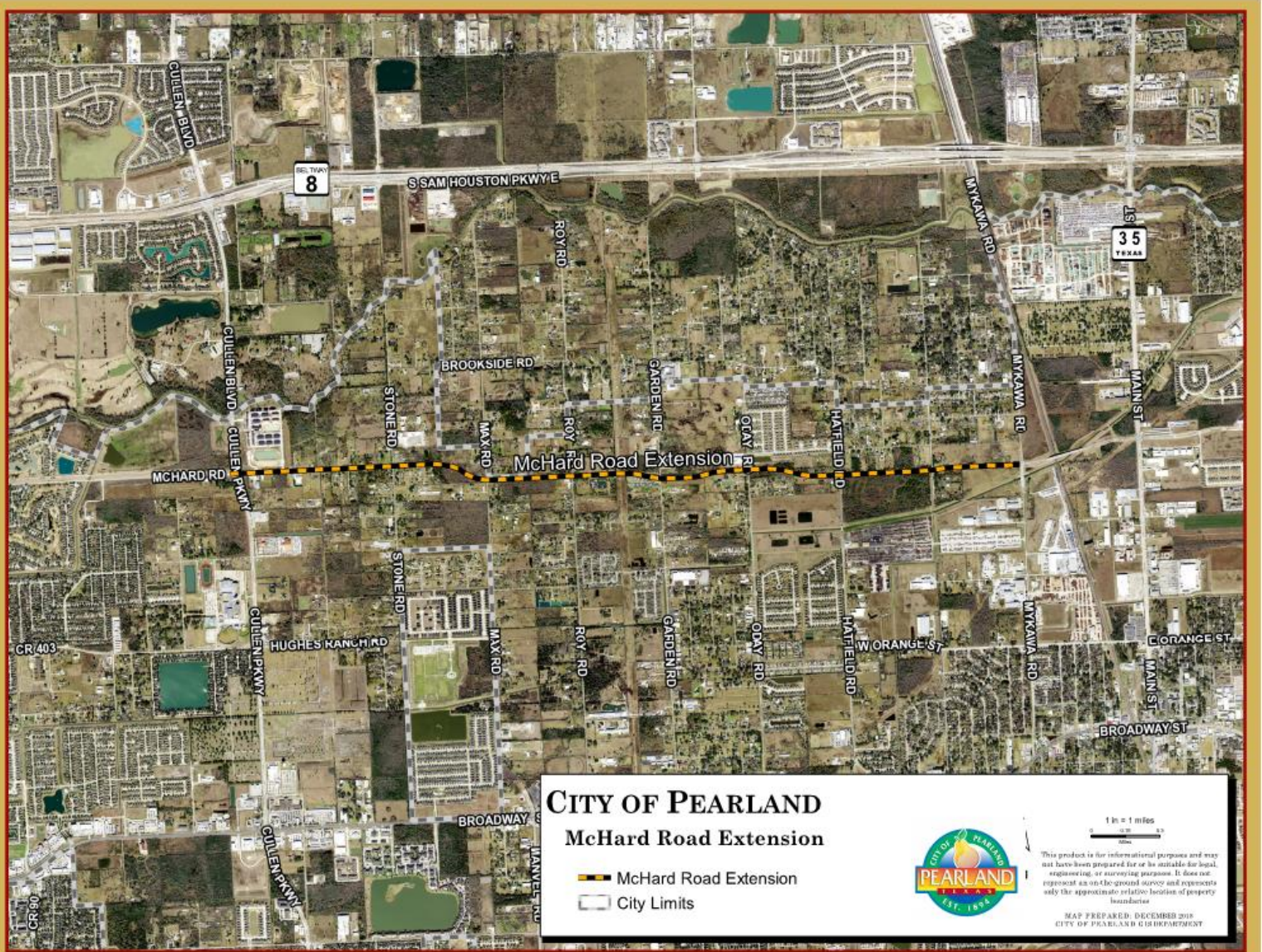
Rain Days: N/A

Recommendation:

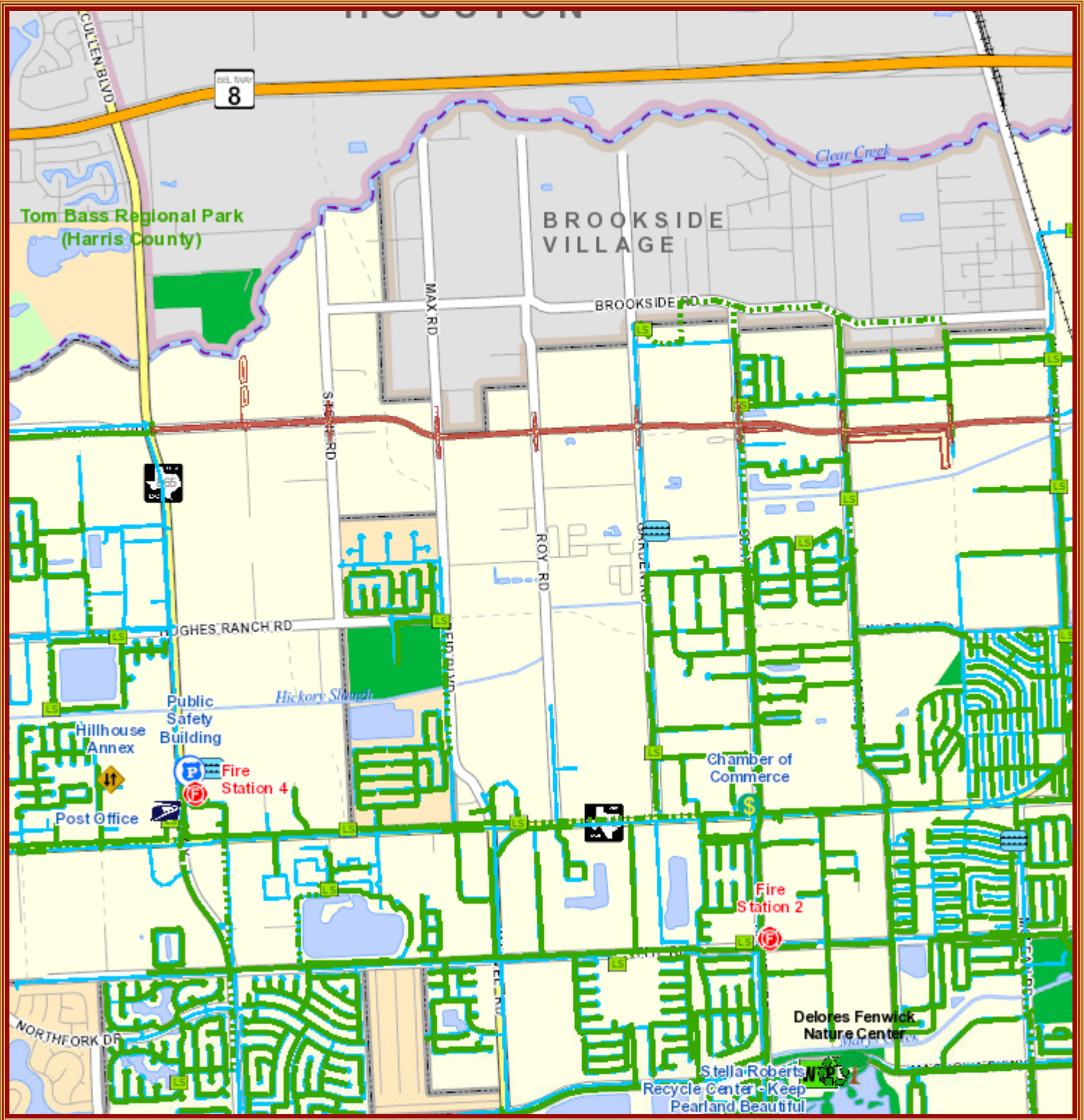
On the June 22, 2020 Agenda, Staff will recommend that Council award the contract for construction of the McHard Road Extension project to James Construction Group LLC in the amount of \$29,658,286.30 and a contract to HDR, Inc. in the amount of \$2,905,481.51 for CM/C/CMT. The James Construction Group is prepared to begin work upon receipt of the Notice to Proceed which should be issued in mid-July.

Previous Memos: October 2015, April 2015, October 2015, February 2016, October 2016, January 2017, May 2017, August 2017, March 2018, January 2019, September 2019.

Project Location Map:








McHard Road corridor






Legend/Notes

Edge of Pavement

-  Edge of Pavement
-  Right of Way
-  Lift Station
-  Wastewater Treatment Plant

-  Water Structure

Sewer Line

-  Force
-  Gravity
-  Water Main

1:33,321

1 inch = 2,777 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: JUNE 4, 2020