



# Memo

To: Clay Pearson, City Manager  
From: Darcy Gomez, Project Manager  
CC: Trent Epperson, Deputy City Manager  
Robert D Upton, P.E., Director of Engineering & Project  
Clarence Wittwer, Director of Public Works  
Skipper Jones, Assistant Director of Capital Projects  
Date: December 10, 2020  
Re: Piper Road Drainage Project

10 December 2020  
To: Mayor and City  
Council members  
Construction bid award for Piper Road area  
drainage improvements is upcoming. Clay

## Purpose

This memo provides information about the progress of the Piper Road Drainage Project and the forthcoming proposed award of a contract for construction. The contract is scheduled for presentation to Council on January 4, 2021 meeting agenda.

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## Background

The Piper Road Drainage Project was identified in the Harvey Drainage Assessment Report as a local drainage improvement project. The goal for this project is to relieve periodic flooding and high-water issues along Piper Road. The design contract for the Piper Road Drainage Project was awarded to Binkley & Barfield and the design NTP was issued in July 2019 and design was completed in October 2020.

The Drainage Improvement project along Piper Road from FM 518 to Fite Road will improve the existing open ditch drainage system on Piper Road which is currently overwhelmed by sheet flows from surrounding residential lots. The original option selected from the preliminary engineering report was widening and re-grading roadside ditches, upsizing and resetting culverts and re-establishing the ditch flow lines to direct most of the captured flow to the South.

However, widening of the ditches required drainage easements, an issue that was poorly received when presented to residents during the public meeting Staff held on November 2019. Residents were unwilling to convey these permanent easements and requested that other options be considered. Binkley & Barfield developed a solution to enclose portions of the ditches with pipe still requiring the replacement of culverts beneath the driveways but would largely do away with the need for drainage easements and most of the utility relocations. While this has increased the overall construction cost of the project, it results in significantly less impact to the residents and a significant reduction in time and costs to acquire easements and relocate utilities.

The project will help with the conveyance of the smaller intense rainfall events, such as the 3-year event, and will assist in moving the water out of the area faster as it is being directed south to Mary's Creek versus north to FM 518. However, there will likely still be flooding of structures with heavy intense longer duration storms as many of the resident's finish floor elevations are at or below the road elevation.

## Bid and Award

Advertising for the project commenced on October 28, 2020 and followed the required practice of two ads and a non-mandatory pre-bid conference for non-critical or non-complex projects. The non-mandatory practice for selected projects has been due to the COVID pandemic. Staff have been holding Pre-bid meetings via virtual platforms and have had good success on contractor participation. The project utilized the Lowest Responsible Bidder (Local Gov't Code Chapter 271, subchapter B) process. Bids were opened on November 19, 2020. Ten contractors submitted bids ranging from \$995,509 to \$2,030,750. Nerie Construction LLC was the apparent low bidder, submitting the bid of, \$995,509.00 which is approximately 7.7% below the engineer's construction estimate of \$1,078,588.00.

Nerie Construction LLC has recently completed two projects for the City of Pearland. The Mykawa Lift Station Package 1 Project (Pipe bursting Orange Street and Hatfield Road sewer lines) and the Mykawa Lift Station Package 3 Project (Force mains on Orange Street and Scott Street). They were also the directional drilling sub-contractor for the general contractor for Mykawa Lift Station Package 2 Project. Nerie completed these projects within budget and on time and has demonstrated an amicable working relationship with Staff. All reference checks and reviews of their qualifications yielded favorable results.

<b>Name</b>	<b>Bid Total</b>
Nerie Construction LLC.	<b>\$995,509.00</b>
DL GLOVER, INC.	<b>\$1,071,931.00</b>
Reliance Construction Services	<b>\$1,284,020.19</b>
Precise Services, Inc.	<b>\$1,289,716.40</b>
TW Dirt, LLC	<b>\$1,299,794.00</b>
Excel paving construction	<b>\$1,306,306.51</b>
AR Turn-Kee Construction Company Inc.	<b>\$1,347,386.00</b>
Teamwork Construction Services, Inc.	<b>\$1,564,934.25</b>
Total Contracting Limited	<b>\$1,896,254.00</b>
Resicom, Inc.	<b>\$2,030,750.00</b>

Binkley & Barfield recommends the award of the Piper Road Drainage Project to Nerie Construction LLC in the amount of \$995,509.00. Staff will recommend to Council at its January 4, 2021 agenda to award the contract to Nerie Construction LLC in the amount of \$995,509.00.

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The contract includes 180 calendar days to substantial completion with an additional 30 days to achieve final completion. With Council approval in January 2021, Staff plans to hold the pre-construction conference in late January and issue the Notice to Proceed (NTP) at that meeting. The expected completion date is July 2021.

## Schedule

	<b>Base Line</b>	<b>Current</b>
<b>Design Start</b>	July-19	August-19

<b>Bid Start</b>	April-20	October-20
<b>Construction Start</b>	January-21	January-21
<b>Proposed Construction Completion</b>	July-21	

### Budget Info

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	351,000		351,000
General Obligation Bonds	TBS 2021	920,000		920,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
<b>Total Funding Sources</b>		<b>1,271,000</b>	-	<b>1,271,000</b>

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	199,807		199,807
Construction		995,509	995,509
Construction Management/Inspection			-
Construction Materials Testing		31,755	31,755
FF&E			-
<b>Total Expenditures</b>	<b>199,807</b>	<b>1,027,264</b>	<b>1,227,071</b>

<b>Project Balance/Contingency</b>	<b>43,929</b>
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Based on enclosing significant portions of the ditches to address the resident's comments and concerns, the total project costs have come in approximately 10% over budget. Staff requested approval through the Financial process to transfer funds from another 2019 Drainage Bond project that came in under budget and is in construction with surplus funds available. A transfer of \$120,000 was made from the Mimosa Acres Drainage Improvements to the Piper Road Drainage project to facilitate the construction moving forward.

### Recommendation

Staff will recommend Council approve and award the construction services contract to Nerie Construction LLC in the amount of \$995,509.00 at the January 4, 2021 Council meeting.

Project Map:



**CITY OF PEARLAND**  
Piper Road  
Drainage Improvements

-  Piper Rd
-  Storm Inlet
-  Storm Manhole
-  Storm Lines



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1 inch = 300 feet  
DECEMBER 2018  
GIS DEPARTMENT

