



Memo

To: Clay Pearson, City Manager
From: Fatema Weekly, Project Manager

CC: Trent Epperson, Deputy City Manager
Robert D. Upton, P.E., Director of Engineering & Capital Projects
Clarence Wittwer, Director of Public Works
Skipper Jones, Assistant Director of Capital Projects
Eric Hammond, Assistant Director of Public Works

18 March 2021

To: Mayor and City
Council members

Forthcoming construction award for reinvestment in existing Sleepy Hollow neighborhood. City work includes streets, plus upgrades to water and drainage system improvements included in scope while we are in there. Clay

Date: March 18, 2021

Re: Pre-award memo for the Sleepy Hollow Street Reconstruction project

Purpose

This memo provides information regarding the pending award of the construction contract for the Sleepy Hollow Street Reconstruction project. With all street reconstructions, staff reviews and assess the entire road prism that includes waterlines, wastewater lines, and storm sewer lines at the development and design stage of the project. The purpose of this philosophy is to address all the needs in a pro-active approach to maximize funds and reduce long term impacts (future repairs if not addressed) to the residents. This contract is scheduled for presentation to Council on the April 12, 2021 meeting agenda.

Background

The City assessed all streets within the City limits in 2015 through a Right-of-Way assessment program that assessed and developed a pavement condition index (PCI) rating for each street and an overall rating for the City. The assessment produced a database of street condition information assigning a numeric rating to assets within the Right-of-Way. The assigning of a numeric rating (0-very poor to 100-new) takes in to account the current condition of the road that includes the assessment of potholes, cracking and road smoothness. The databank ranks each street according to its assessed condition and provides Staff with the information needed to identify individual streets requiring one of several methods of preservation ranging from joint sealing to full removal and replacement. The PCI is utilized in conjunction with the classification of the street, traffic volumes and other road repair needs in the area to determine the priorities. Once recondition of the road is made the information of what was done is uploaded into the database to reflect current conditions. This information will be utilized and assist for when the next pavement assessment is conducted.

The 2019 Bond Program included funds for the reconstruction of concrete neighborhood streets throughout Pearland based on their PCI ranking. The Right-of-Way Assessment Program identified the streets within the Sleepy Hollow subdivision as having a current PCI ranging between 47 and 55 with apparent evidence of sub-grade failure resulting in major cracking and vertical panel dislocation requiring full pavement replacement due to the advanced deteriorated conditions.

Project Scope

The proposed project improvements include the removal and replacement of approximately 7,400 square yards of 6-inch thick, twenty-two foot (22') wide concrete pavement, ditch regrading, and installation of

approximately 1,000 linear feet (L.F.) of storm sewer pipe including 18" to 30" reinforced concrete pipe (RCP) including arch pipes along Washington-Irving Drive, Sleepy Hollow Drive, and Rip Van Winkle Drive. The project also includes the replacement of 2,900 L.F. of 8" water line, and all labor, equipment, materials, and incidentals required to complete the project. Additionally, during the design phase it was determined that only 337 L.F. of 8" sanitary sewer line also required replacement because the rest of the subdivision sewer was recently replaced with the annual Inflow & Infiltration (I&I) sewer rehabilitation program.

Contract Award

Advertising for the project commenced on January 27, 2021 and concluded on February 3, 2021. Bids were opened remotely on Thursday, February 25, 2021 with results made available to all interested participants via a City provided conference call. A total of eight contractors submitted competitive bids with the apparent Lowest Responsible Bidder being Teamwork Construction Services, Inc. with a submitted bid of \$1,878,574 which is approximately 7% below the Engineer's estimated cost of construction.

Bid Tabulation:

Name	City	Response Total
Teamwork Construction Services, Inc.	Houston	\$1,878,574.00
J Rivas Construction, LLC	Houston	\$2,000,205.25
Main Lane Industries, Ltd. (MC2 Civil, Inc.)	Houston	\$2,134,959.50
RDT Construction Inc	Humble	\$2,142,728.50
Texas Steel	Donna	\$2,228,035.10
Conrad Construction Co., LTD.	Houston	\$2,298,688.00
Tandem Services, LLC	Friendswood	\$2,311,962.80
Triple B Services, LLP	Huffman	\$2,555,827.20

References contacted for Teamwork Construction Services, Inc. returned satisfactory ratings on previous projects of similar size and nature. The references indicated that they would readily utilize the construction firm on future projects without hesitation.

Teamwork has recently begun working with City on a roundabout project and has assured staff in writing they have adequate resources to staff and complete both projects independent of the other and as specified within each contractual document.

Staff has received a positive Engineer's Recommendation Letter and plans to present the construction contract to Council on April 12, 2021 accompanied with a recommendation to award the Sleepy Hollow Street Reconstruction construction contract to Teamwork Construction Services, Inc. Staff's review of the proposal has determined the construction bid is complete, and pricing is deemed reasonable.

Staff has received a proposal from GeoTech Engineering and Testing and plans to award a material testing contract to the firm for associated material testing services on the Sleepy Hollow Street Reconstruction project. The contract threshold does not exceed the amount required for Council approval.

Budget Info

Street Reconstruction:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	500,000		500,000
General Obligation Bonds	TBS 2021	2,765,000		2,765,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		3,265,000	-	3,265,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	227,310	25,000	252,310
Construction		1,531,486	1,531,486
Construction Management/Inspection			-
Construction Materials Testing		28,874	28,874
FF&E			-
Total Expenditures	227,310	1,585,360	1,812,670

Project Balance/Contingency	1,452,330
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Staff will be reducing the project budget at mid-year

Waterline:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		480,000		480,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		480,000	-	480,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	43,702		43,702
Construction		277,408	277,408
Construction Management/Inspection			-
Construction Materials Testing		5,268	5,268

FF&E			-
Total Expenditures	43,702	282,676	326,378

Project Balance/Contingency	153,622
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Staff will be reducing the project budget at mid-year, as the project is a 2019 voter approved bond the remaining funds will be added to the remaining neighborhood road bond projects.

Sanitary Sewer:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds				-
System Revenue - Cash		335,000		335,000
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		335,000	-	335,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	39,800		39,800
Construction		69,680	69,680
Construction Management/Inspection			-
Construction Materials Testing		15,068	15,068
FF&E			-
Total Expenditures	39,800	84,748	124,548

Project Balance/Contingency	210,452
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Staff will be reducing the project budget at mid-year

Schedule Info

Upon Council approval and award, Staff will hold the preconstruction conference in late April and issue the Notice to Proceed in May 2021. The Sleepy Hollow Street Reconstruction project is anticipated to be complete in 9 months.

Recommendation

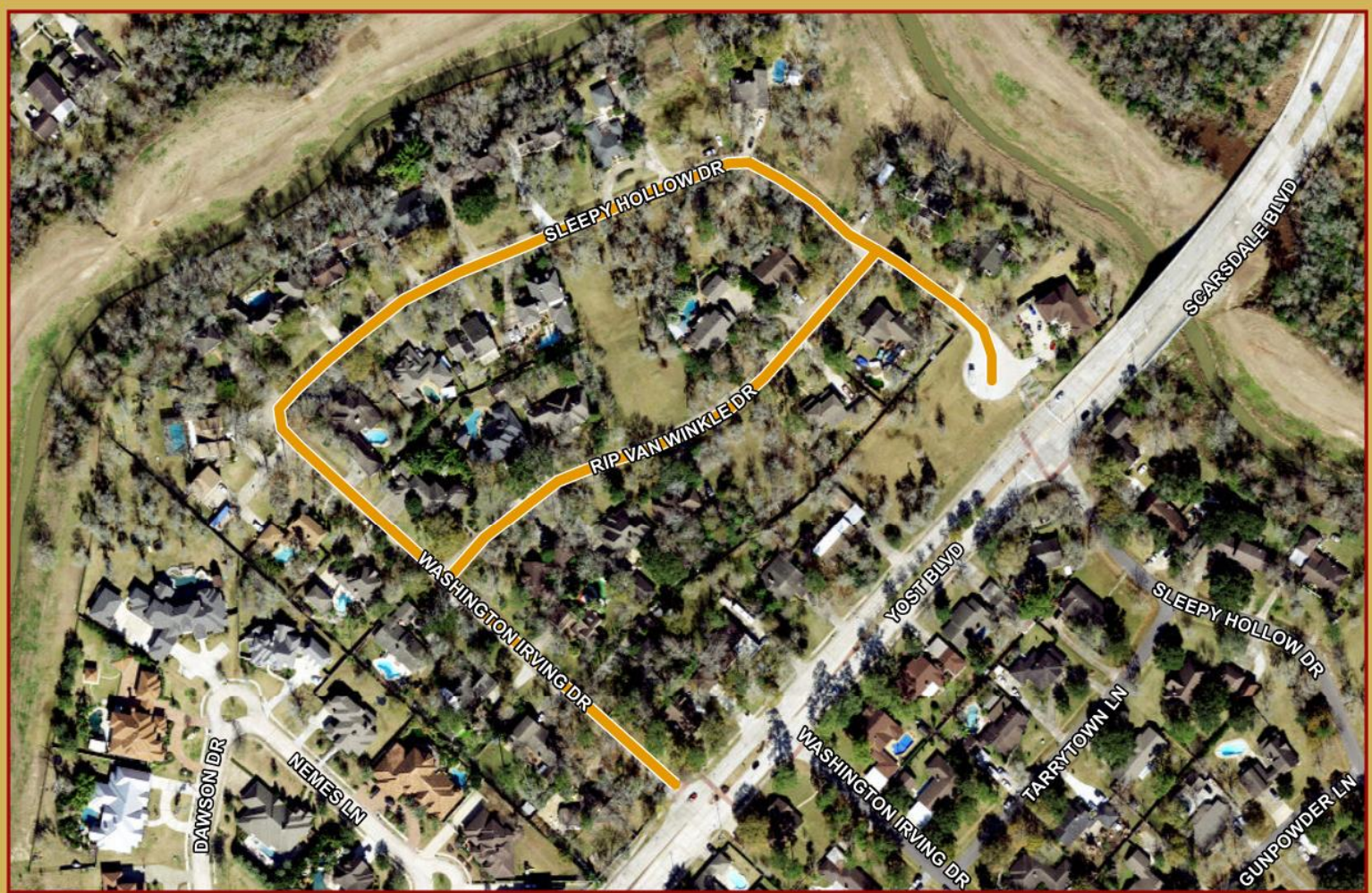
Staff will recommend Council approve the bids and award the contract for construction to Teamwork Construction Services, Inc. in the estimated amount of \$1,878,574 during the April 12th Council meeting.

	<i>Base Line</i>	<i>Current</i>
Design Start	February-20	March-20
Bid Start	November-20	January-21
Construction Start	March-21	May-21
Proposed Construction Completion	February-22	

Previous Memos

2/6/20, 7/2/20, 9/10/20

Vicinity Map



CITY OF PEARLAND
Sleepy Hollow

 Project Area



1 inch = 200 feet
FEBRUARY 2020
GIS DEPARTMENT

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.