



4/6/2023

To: Mayor and City Council

Upcoming construction award for the remaining two lanes of the Bailey Road overpass from Veterans to SH35. Will also award a Construction Management contract to supplement our project management staff.
-Trent

Memo

To: Trent Epperson, Interim City Manager

From: Lap Trinh, Senior Project Manager

CC: Rajendra Shrestha, P.E., Interim Director of Engineering and Capital Projects
Jameson Appel, Assistant Director of Capital Projects

Date: April 6, 2023

Re: Pre-Award Memo Bailey Road Expansion from Veterans Drive to State Highway 35

Purpose

This memo provides information about the progress of the Bailey Road Expansion from Veterans Drive to State Highway 35 project status and the forthcoming proposed contract for construction services provided by R Construction Civil, LLC in the amount of \$13,559,439.11 and a proposed contract for construction management with Aguirre & Fields in the amount of \$1,660,201.90. These contracts are scheduled for presentation to Council on the April 24th, 2023 meeting agenda.

Background

Bailey Road expansion between Veterans Drive and State Highway 35 is slated for construction as part of the City's Thoroughfare Plan. As such, Bailey Road is to be built as a four lanes divided roadway with a raised median and was divided into two phases. Phase 1 consists of building a two (2) lanes roadway with a bridge over Burlington Northern Santa Fe (BNSF) railroad on the north side and was completed in 2007. Phase 2 (this project) consists of building the remaining two (2) lanes on the south side with a bridge over BNSF railroad and is part of the 2019 Bond Referendum.

On August 12, 2019 (Resolution No. R2019-203), the City authorized a professional services contract to Freese and Nichols, Inc. (FNI) to prepare construction plans for Phase 2 of Bailey Road between Veterans Drive and State Highway 35. The construction plan was completed and accepted by staff in February 2023.

Current Status

Advertising of construction bid for the project followed the City's standard policy of two (2) consecutive weeks, February 8, 2023 and February 15, 2023. A mandatory pre-bid conference was held at City Hall, Council Chamber on February 16, 2023.

The project utilized the Lowest Responsible Bidder (Texas Local Government Code Chapter 271), subchapter (B) process. Bids were opened on March 7, 2023. Three (3) contractors submitted bids ranging from \$13,559,439 to \$18,530,000.

R Construction Civil LLC was the apparent responsible low bidder, submitting the bid of \$13,559,439.11 which is approximately 6% above the engineer's construction estimate of \$12,829,519.

Contractor	Bid Total
R Construction Civil LLC	\$13,559,439.11
NBG Constructors, Inc.	\$13,948,722.71
Tandem Services, LLC	\$18,530,000.00



FNI has contacted the references provided and received positive feedback on their performance of similar size and scope projects. The Engineer has reviewed the bids and provided a Recommendation to Award letter for R Construction Civil, LLC.

With the complexities involved in constructing a roadway bridge over an active railroad and the coordination required, it is advisable that a dedicated Construction Manager be assigned to this project. This will ensure the project to be built in conformity to the contract documents, timely and safe manner, quality control, and within budget. The contract for Construction Management services will also include construction inspection and construction material testing.

Aguirre & Fields, LP (Aguirre & Fields) was selected utilizing the City’s Qualification Based Selection (QBS) process as the most qualified firm to perform construction management. Aguirre & Fields experience in design and construction management of roadway bridges statewide make the firm the best qualified for this construction management effort.

Staff worked with Aguirre & Fields to identify the specific scope of work. Based on these discussions, Aguirre & Fields submitted a proposal for construction management/inspection/material testing services of Bailey Road Expansion project in the amount of \$1,660,201.90, based on Cost Plus Fixed Fee not to exceed. The fee is approximately 12.3% of the total cost of construction. Staff reviewed the proposal and find it to be fair and reasonable.

Next Steps

Staff will present the construction bid and construction management proposal to Council at the April 24, 2023 regular council meeting and recommend an approval and award of the contract for construction services to R Construction Civil, LLC in the amount of \$13,559,439.11 and construction management services to Aguirre & Fields, LP in the amount of \$1,660,201.90. Upon approval of the contracts by Council, staff plans to issue a Notice to Proceed (NTP) to R Construction Civil, LLC and Aguirre & Fields, LP in June 2023 to begin the construction. Construction is expected to commence immediately upon receipt of the NTP with the project to be substantially completed in approximately 29 months.

Budget Info

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
Certificates of Obligation				-
General Obligation Bonds	2020	1,360,000		1,360,000
	2022			
General Obligation Bonds	PIB	1,325,000		1,325,000
General Obligation Bonds	2023	8,929,500		8,929,500
General Obligation Bonds	Future		2,976,500	2,976,500
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		11,614,500	2,976,500	14,591,000



Expenditures	To Date	Future	Total
PER			-
Land			-
Design	1,100,851		1,100,851
Construction		13,559,440	13,559,440
Construction Management/Inspection		1,511,135	1,511,135
Construction Materials Testing		149,067	149,067
FF&E			-
Total Expenditures	1,100,851	15,219,642	16,320,493

Project Contingency	0%	-
Project Balance		(1,729,493)

Staff has requested additional funds at midyear.

Schedule Info

	Base Line	Current
Design Start	August 2019	October 2019
Bid Start	June 2021	February 2023
Construction Start	November 2022	June 2023
Construction Completion	November 2024	November 2025

Rain Days: N/A

Recommendation

Staff will recommend Council approve a contract with R Construction Civil, LLC for construction services in the amount of \$13,559,439.11 and Aguirre & Fields, LP for construction management services in the amount of \$1,660,201.90 at the April 24th, 2023 City Council meeting.

Previous Memos: 07/25/2019, 06/11/2020, 11/05/2020, 02/25/2021, and 03/10/2022



Project Location Map

VICINITY MAP

