



# Memo

1/25/2024  
To: Mayor and City Council  
Upcoming construction contract award to tie the Clear Creek trail system into the Shadow Creek trail system that is funded by TIRZ 2.  
-Trent

**To:** Trent Epperson, City Manager  
**From:** Lap Trinh, Senior Project Manager  
**CC:** Lorenzo Wingate, P.E., C.F.M., Director of Engineering and Public Works  
Carry Capers, Director of Parks and Recreation  
Jameson Appel, Assistant Director of Capital Projects  
Eric Hammond, Assistant Director of Public Works

**Date:** January 25, 2024

**Re:** Pre-Award Memo Shadow Creek Trail Phase 2 – Along Clear Creek Relief Ditch

## Purpose

This memo provides information about the progress of the Shadow Creek Trail Phase 2 – Along Clear Creek Relief Ditch project status and the forthcoming proposed contract for construction services provided by Tandem Services, LLC, in the amount of \$1,830,530.25. This contract is scheduled for presentation to the Council on the February 26, 2024 meeting agenda.

## Background

Shadow Creek Trail Phase 2 – Along Clear Creek Relief Ditch provides a trail connection between the Shadow Creek Ranch Trail system and the Clear Creek Trail system. This trail connection will provide safe multi-modal mobility and connectivity for pedestrians along the thoroughfares and collector roads within the City's Tax Increment Reinvestment Zones (TIRZ) No.2 area. Thus, this project is reimbursed by the TIRZ No. 2.

On October 26, 2020, the City authorized a professional services contract to Gauge Engineering, LLC to prepare a construction plan for Shadow Creek Trail Phase 2 – Along Clear Creek Relief Ditch (Resolution No. R2020-215). The construction plan was completed and accepted by staff in October 2023.

## Current Status

Advertising of construction bid for the project followed the City's standard policy of two (2) consecutive weeks, November 15, 2023, and November 22, 2023. A mandatory pre-bid conference was held at the Engineering and Public Works Service Center on November 28, 2023.

The project utilized the Lowest Responsible Bidder (Texas Local Government Code Chapter 271) subchapter (B) process. The bid was opened on December 4, 2023. One (1) bidder, Tandem Services, LLC, submitted a bid of \$1,830,530.25 and is the apparent responsible low bidder. Tandem Services, LLC's bid is approximately 2.48% above the Engineer's construction estimate of \$1,786,233.75.

Contractor	Bid Total
Tandem Services, LLC	\$1,830,530.25
EOR Estimate	\$1,786,233.75

Tandem Services, LLC currently has a contract with the City for the Willowcrest Subdivision Paving, Drainage, and Sanitary Improvements project and has performed successfully for the City on past projects.

Gauge Engineering, LLC has contacted the references provided and received positive feedback on their performance of projects of similar size and scope. The Engineer has reviewed the bids and provided a Recommendation to Award letter for Tandem Services, LLC.



**Next Steps**

Staff will present the construction bid to the Council at the regular Council meeting on February 26, 2024, and recommend approval and award of the contract for construction services to Tandem Services, LLC, in the amount of \$1,830,530.25. Upon approval of the contract by Council, staff plans to issue a Notice to Proceed (NTP) to Tandem Services, LLC, in March 2024 to begin the construction. Construction is expected to commence immediately upon receipt of the NTP, with the project to be substantially completed in approximately 13 months. This project will include the construction of a prefabricated pedestrian steel truss bridge to cross over the Clear Creek Relief ditch. The lead time for the bridge is approximately 9 months.

**Budget Info**

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation	2020B	250,000		250,000
Certificates of Obligation	2022B	1,325,000		1,325,000
Certificates of Obligation	TBS-24		275,000	275,000
General Obligation Bonds				-
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources	TR1905	438,000		438,000
<b>Total Funding Sources</b>		<b>2,013,000</b>	<b>275,000</b>	<b>2,288,000</b>

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	209,983	31,668	241,651
Construction	146,724	1,830,532	1,977,256
Construction Management/Inspection			-
Construction Materials Testing	8,490		8,490
FF&E			-
<b>Total Expenditures</b>	<b>365,197</b>	<b>1,862,200</b>	<b>2,227,397</b>

<b>Project Contingency</b>	<b>2.6%</b>	<b>60,603</b>
<b>Project Balance</b>		<b>(0)</b>

**Schedule Info**

<b>Design Start</b>	October 2019
<b>Bid Start</b>	November 2023
<b>Construction Start</b>	March 2024
<b>Construction Completion</b>	March 2025



### Recommendation

Staff will recommend that the Council approve a contract with Tandem Services, LLC for construction services in the amount of \$1,830,530.25 at the City Council meeting on February 26, 2024.

Previous Memos: [10/15/2020](#), [10/07/2021](#), [03/31/2022](#), [07/21/2022](#)

### Project Location Map

