



Legislation Details (With Text)

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Title: Approve the award of Bid 24-026, 2024 Downtown Streetscape Construction Project, to Copenhaver Construction, Inc. for an amount not to exceed \$8,385,213.96, plus a 3% contingency

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/19/2023	1	City Council	approved	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Approve the award of Bid 24-026, 2024 Downtown Streetscape Construction Project, to Copenhaver Construction, Inc. for an amount not to exceed \$8,385,213.96, plus a 3% contingency

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: William J. Novack, Director/City Engineer

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Transportation Engineering and Development (TED) Business Group issued Bid 24-026 on November 16, 2023. This project seeks to obtain a contractor to reconstruct elements in the Downtown Business District to 2018 Downtown Streetscape Standards.

The proposed project aims to rebuild Washington Street, between Chicago Avenue and Benton Avenue, as well as the east side of Main Street, between Jefferson Alley and Van Buren Avenue. Additionally, water main improvements will be completed on Benton Avenue between Webster Street and Washington Street as well as Jefferson Street between Washington Street and Ellsworth Street.

This work includes pavement removal and replacement with full-depth asphalt travel lanes, curb and gutter removal and replacement, sidewalk removal and replacement, brick paver removal and replacement, driveway pavement removal and replacement, storm sewer and drainage structure installation, water main and service replacement, street lighting removal and replacement, new underground electrical infrastructure, raised planter and streetscape furniture installation, landscaping, and all incidental and collateral work necessary to complete the project as shown on the

final construction plans.

By the establishment of Special Service Area (SSA) No. 35, the construction of this project is cost-shared with the property owners adjacent to the limits of improvement. The property owners within these SSA's will reimburse 40% of the sidewalk and related streetscape improvements cost to the City over the 15-year life of the SSA. Reconstruction of the roadways and underground utilities are not included in the reimbursable costs.

DISCUSSION:

Advertisement Date: 11/16/2023 Notices Sent: 276
Opening Date: 12/08/2023 Planholders: 41
Proposals Received: 5

Bids were received from the following vendors:

Vendor Name	Proposed Cost
Copenhaver Construction, Inc	\$8,708,865.36
<i>Engineer's Estimate</i>	<i>\$7,292,165.90</i>
A Lamp Concrete Contractors, Inc.	\$11,624,374.83
R.W. Dunteman Co.	\$9,154,461.32
Martam Construction, Inc.	\$10,236,699.76
Landmark Contractors	\$10,256,968.61
Millennium Contracting Co	Incomplete

The Engineer's Estimate was prepared by Civiltech Engineering as part of their Phase II design work. The low bidder was 19.43% higher than the engineer's estimate. This will be a very challenging and high-impact project and City staff, as well as the designer, underestimated the complexity and traffic control challenges when preparing the Engineer's Estimate. All five bidder's prices reflect the difficulty of this project and the risks the contractor will be taking during construction.

To reduce the overall cost and bring the project closer to budget, staff is recommending that the Main Street portion of the improvements be removed from the award amount. The Main Street improvements consisted of the roadway and streetscape improvements on the east half of the street adjacent to the Van Buren surface parking lot. It is not critical that those improvements be completed now; they can be completed in a later year. Removing the Main Street improvements reduces the value of the award from the \$8,708,865.36 bid submitted to \$8,385,213.96 that is recommended for award.

The project will include phased work that will maintain two-way traffic along Washington Street throughout the duration of the project during daytime hours. Nightly closures may be required to complete portions of the required work, specifically at the intersections. Pedestrian access to all buildings fronting the project limits will be maintained throughout the duration of the project. Additionally, the traffic control plans provide phasing to coordinate this project with the construction of the Washington Street Bridge.

The project contract duration is expected from February 2024 through October 14, 2024. In addition

to the overall completion date, the contract includes interim completion milestones. These interim completion dates include an incentive/disincentive for calendar days completed before/after the identified date. The City recognizes the impact this project will have on the adjacent businesses and the community as a whole. In response, a total of \$100,000 in incentives is available to the contractor if they can complete the stages of work in advance of the interim completion dates. There is no cap to the disincentive. The total incentive cost is included in the noted award amount.

The completion date of this project is October 14, 2024.

FISCAL IMPACT:

CIP #: CS015

Construction funding will be sourced from multiple funds. The table below breaks out the various project components and their share of the total project cost.

Project Number	Component of Work	Total Project Budget	Cost Share of Award
CS015	Site/Civil/Streetscape Improvements	\$5,100,000.00	\$6,478,265.36
CS015	Electric Improvements	\$50,000.00	\$77,589.50
CS015	Water/Wastewater Improvements	\$1,026,817.00	\$1,829,359.10
Total		\$6,176,817.00	\$8,385,213.96

The Downtown Streetscape project is expensed to the Infrastructure accounts listed below. The engineer’s estimate was nearly 20% higher than the amount budgeted for the project. Construction bids were another 20% higher than the engineer’s estimate. After removing the Main Street portion of the project, the recommended award is 35% higher than the amount included in the project budget. To partially reduce the gap between the budget and project cost staff recommends reducing the scope to remove the Main Street portion of the improvements.

Property owners within the boundary of the SSA will reimburse 40% of the sidewalk and related streetscape improvements (CS015) over 15 years. That portion of the project award is \$3,197,077.83. The other components of the project are fully funded by the City.

This is a high priority project which must be completed this year to capitalize on the reduced lanes and work zone resulting from the Washington Street Bridge project. Delaying this project for a year or two is unlikely to result in lower project costs. More importantly, extending the construction timeline beyond the completion of the bridge would be detrimental to business owners in the Washington Street corridor.

Account Number	Fund Description	Total Budget Amount
30282200-551502	Capital Projects Fund	\$29,448,000
40251300-551502	Electric Utility Fund	\$15,179,200
41252000-551502	Water Capital Fund	\$40,264,902