



MEMORANDUM

To: Mayor and City Council

From: Jamie Brierton, Capital Programs Administrator
Kent Collins, P.E., Director of Public Works

Date: May 11, 2021

Reference: Plantation Drive & Mossy Oaks Street Reconstruction Award, TAX 2015 B

2040: Pillar 0: Sustainable City Government
Goal 3: Well-maintained City Infrastructure

General Information:

- Plantation Drive and Mossy Oaks Street were originally constructed in two phases in 1984 & 1985.
- The pavement design at that time was intended to have a 20-year lifespan.
- In 2013 a pavement condition assessment was conducted and at that time Plantation was identified as a future reconstruction project.
- In February 2016, engineering services contract for design was awarded to Pape Dawson at Council in the amount of \$325,600.00.
- An additional downstream drainage study was performed by Pape Dawson in October of 2019 for \$39,700 and Grapevine Creek Flood Study information was incorporated into the plans in April of 2020 at a cost of \$10,500.
- Reconstruction scope includes full pavement replacement, utility replacement/rehabilitation, drainage improvements and new sidewalks.
- Engineer's estimated construction cost was \$5,516,362.55
- DDM Construction Corporation's base bid price was \$5,390,327.90 plus a maximum potential incentive of \$67,500.00 for a total award of \$5,457,827.90
- Construction is anticipated to begin early Summer of 2021 with an estimated completion time of 10 months (301 calendar days).

Introduction:

This agenda item is being presented for approval to enter into a contract with DDM Construction Corporation; for the reconstruction of Plantation Drive & Mossy Oaks Street; in the amount of \$5,390,327.90; with a maximum potential incentive of \$67,500.00; for a total contract amount of \$5,457,827.90; as provided by 2020 Bond proceeds.

History:

In 2013, a pavement condition assessment was performed, which identified streets in need of rehabilitation and reconstruction and the budget process began for this project. In 2016, Pape Dawson Engineers was engaged to design this project. The design contract went before council in February 2016. The original plan was to construct in 2017, however, there was a growing concern about construction fatigue with the multiple street reconstruction projects that were underway at that time. Due to its estimated impacts to residents, the Plantation Drive & Mossy Oaks Street Reconstruction Project was requested to be pushed back several years. During that time, more drainage information became available and was incorporated into the project. In 2018, another pavement condition assessment was performed, showing continued decline of the paving conditions, leading to the 5-year planning process and budgeting for the project in FY 2020-2021. In preparation for this project, bonds were sold in 2020 for \$7,800,000.00 for this project. This cost estimate was based on historical unit costs and the scope of the reconstruction. Staff has seen recent declines in unit costs related to street construction, which is reflected in the bid price for this project well below the expected cost. The savings on this project would be available for future street projects once the Plantation and Mossy Oaks project is complete.

Analysis:

Through an analysis of all streets within the City of Coppell, Plantation Drive & Mossy Oaks Street were identified as in need of reconstruction. These two streets are deteriorating rapidly due to the advanced age. The construction project is budgeted for the 2020-2021 fiscal year and is funded through the 2020 Bond sale.

This project scope shall consist of the removal and replacement of the full length (4,300 LF) of Plantation Drive, from the intersection of Coppell Road to Bethel School Road and the full length (600 LF) of Mossy Oaks Street from Spanish Moss Court to Whispering Hills Drive. The first 3,450 LF of Plantation Drive is a typical 37' wide residential street section within 60' right-of-way, transitioning to a boulevard section with a 20' landscaped median for the remaining 850 LF within a varying right-of-way section. This project will replace the existing sanitary sewer, water, storm drainage and inlets, paving, alley approaches and driveways within the right-of-way. Approximately 23,030 SY of 6" concrete pavement will be removed and replaced with this project. Approximately 935 LF of 8" waterline and 4,270 LF of 12" waterline will be replaced with this project. Approximately 2,390 LF of 8" sanitary sewer and 2,180 LF of 12" sanitary sewer will be replaced with this project. Approximately 3,790 LF of various sized storm drain will be replaced with this project.

This project includes restoration of sod, landscaping, irrigation, mailboxes, signs, and any other items disturbed during the project. Traffic will be reduced to one direction eastbound (Plantation) and southbound (Mossy Oaks) for the duration of the construction project.

This item is presented to award the bid for street reconstruction. DDM Construction Corporation was the lowest responsible bidder of the nine bidders, as well as bid the least number of days to complete the project. A+B Bidding was utilized to allow for competition related to cost (A) and time (B). Bids are evaluated on the basis of cost and time, but only the cost is included in the contract. Base bids ranged from \$5,390,327.90 to \$9,019,303.00 and days bid ranged from 301 days to 400 days. The bid tabulation is attached to the item. The project includes available performance incentives capped at \$67,500.00, as well as the potential for liquidated damages at \$1,500.00 per day.

Upon award of the project, staff will schedule a neighborhood meeting or meetings along with the contractor and engineer. During this meeting, residents and stakeholders will be provided with an overview of the project and what to expect during construction. These meetings also provide an opportunity to discuss specific concerns or accommodations that may be needed for individual properties. As described above, this project has been discussed in the public and through multiple reports, meetings, and processes since first identified as a need in 2013. Once construction begins, staff will be in regular communication with residents and stakeholders and available for questions or concerns throughout the project.

Legal Review:

The City's standard construction contract has been reviewed by legal periodically, with changes made as requested.

Fiscal Impact:

The fiscal impact of this Agenda item is \$5,457,827.90 as budgeted from 2020 Bond proceeds.

Recommendation:

The Public Works Department recommends approval of this item.