

STAFF REPORT

DATE: May 14, 2025

TO: Ted Henry, City Manager

FROM: Anne Stephens, PE, City Engineer

RE: Bel Aire Lakes Paving Bids



BACKGROUND:

The Developer of Bel Aire Lakes is ready to move forward with the construction of the Paving Improvements to support the subdivision.

DISCUSSION:

Certified Engineering Design (CED) worked with the Developer to design the water and sanitary sewer improvements for Bel Aire Lakes. Bids were accepted on April 29th for the project. Four contractors responded to the solicitation.

The Base Bid consists of asphalt paving and a pre-cast Reinforced Concrete Box Culvert (RCBC). Alternate A removes the pre-cast RCBC and substitutes a Cast-In Place RCBC. Alternate B is for concrete pavement.

	Engineer's Estimate	APAC	Kansas Paving	Pearson	Prado
Base Bid		\$2,034,478.20	\$1,718,570.25	\$1,685,465.35	No Bid
Add Alt A (Cast-in-Place RCBC)		\$27,631.00	No Bid	\$68,624.00	No Bid
Total Base + Alt A		\$2,062,109.20	No Bid	\$1,754,089.35	No Bid
Add Alt B (Concrete Pavement)		\$429,134.00	\$234,894.40	\$146,809.00	\$477,129.35
Total Base + Alt B		\$2,463,612.20	\$1,953,464.65	\$1,832,274.35	\$1,936,145.60
Total Base + Alt A + Alt B		\$2,491,243.20	No Bid	\$1,900,898.35	No Bid

FINANCIAL CONSIDERATIONS: The low bid fell within the initial petition amount (\$2,150,000). The cost of the improvements for these projects will be financed through a bond and spread as special assessments against the benefiting lots. The total costs for concrete pavement is 8.35% higher than the costs for asphalt pavement from Pearson Construction, who was the low bidder for each option.

The original petition amount for the paving and drainage improvements is \$2,150,000.00. Adjusting the petition amount for creep (calculated at the pro rata of 1 percent per month from and after October 17, 2023), the adjusted amount is \$2,597,435.00. The engineering design cost \$145,590.00. The construction staking costs \$58,236, leaving \$2,393,609.00 for construction, construction inspection and any change orders. Taking the low bid for asphalt leaves us a balance of \$708,143.65 for inspection and any change orders. Taking the low bid for concrete leaves us a balance of \$765,160.65.

Staff have reached out to four firms for quotes on construction inspection services. Three of the four have declined to provide a quote due to lack of availability. Staff is working with the fourth firm, but the quote was not available at the time of publication.

RECOMENDATION: Staff recommends that the City Council accept the Base bid plus Alternate B from Pearson Construction, LLC in the amount of \$1,832,274.35.

