

City Council Regular Meeting

DEPARTMENT: Public Works & Engineering
FROM: Tiana Jackson, P.E., CFM, Engineering Manager – Capital
MEETING: February 5, 2024

SUBJECT:

Consider approval of a bid award to 2L Construction for the Ellison Street and Parking Improvements project in the amount of \$2,911,727.40 with a project contingency of \$60,000. *(Staff Presenter: Tiana Jackson, Engineering Manager – Capital)*

SUMMARY:

On December 14, 2020, the City Council approved a Chapter 380 and Performance Agreement with BTX Old Town, LLC for a mixed-use development located at 135 W Ellison St and 114 W Ellison St. The agreement obligates the City to demolish the building at 225 W Renfro St (Annex 3/HR Building), construct a new parking lot at that location and provide roadway improvements connecting Ellison St to the Mayor Vera Calvin Plaza.

At the June 3, 2022 City Council meeting, Staff presented Council with three alternative site layout options to maximize the amount of parking that would be provided. Council directed staff to proceed with Option 3, which included the realignment of Ellison St to create an aligned intersection with Magnolia St at Johnson Ave. Council also directed staff to expand the project scope to provide an enhanced pedestrian crossing point at the intersection.

The project was advertised for construction bids beginning November 9, 2023. Four bids were publicly opened on December 22, 2023, as summarized in the table below. 2L Construction, LLC provided the lowest responsible bid of \$2,911,727.40. Staff requests approval of an additional \$60,000 contingency for a total contract amount of \$2,971,727.40. This provides staff a limited ability to more quickly react to unexpected conditions arising during construction and reduce the potential for extending the inconvenience of property owners, businesses, and the traveling public due to construction activity.

The construction bids are based on a 270 calendar day contract period. Staff anticipates issuing Notice to Proceed to begin contract time in mid-February.

Bid Summary Table			
2L Construction, LLC \$2,911,727.40	Fain Group, Inc. \$3,011,759.80	Tegrity Contractors Inc. \$3,286,777.00	Arc Abatement, Inc. Incomplete

RECOMMENDATION:

Approve a bid award to 2L Construction for the Ellison Street and Parking Improvements project in the amount of \$2,911,727.40 with a project contingency of \$60,000.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

- 12/14/2020 – Council approved a Chapter 380 and Performance Agreement with BTX Old Town, LLC for a mixed-use development located at 135 W Ellison St and 114 W Ellison St
- 6/3/2022 – Council decided in favor of proceeding with site Option 3, including the realignment of Ellison St, additional parking area, and the addition of an enhanced pedestrian crossing at the new Johnson Ave, Magnolia St, and Ellison St intersection.

REFERENCE:

CSO 1625-12-2020 – Chapter 380 Economic Development Agreement

FISCAL IMPACT:

Budgeted: Y
Fund Name: 4A Non-Bond Engineering/Capital
Full Account #s: 4023101-70020
Amount: \$45,213.69
Project No.: 21PW02

Budgeted: Y
Fund Name: TIF Bond Engineering/Capital
Full Account #s: 4603101-70020
Amount: \$2,926,513.71
Project No.: 21PW02

STAFF CONTACT:

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