

Ellison Street and Parking Improvements

Construction Contract
February 5, 2023



Project Origin



- City and BTX Old Town, LLC entered into Chapter 380 Agreement December 14, 2020 for a mixed use development located at 114 and 135 W Ellison St
- Per the Agreement, City is obligated to
 - Demolish 225 W Renfro St (Annex 3)
 - Construct a new public parking lot and provide pad site for future development
 - Provide additional improvements to Ellison St

Project Overview

- Project design consultant (Dunaway) developed site layout options to optimize redevelopment potential
- Council approved the Option 3 concept (right) on June 3, 2023, including realignment of Ellison St and an enhanced pedestrian crossing at the intersection of Johnson, Magnolia, and Ellison
- City will construct the Ellison St realignment and on & off-street parking
- Future developer (TBD) will build the building

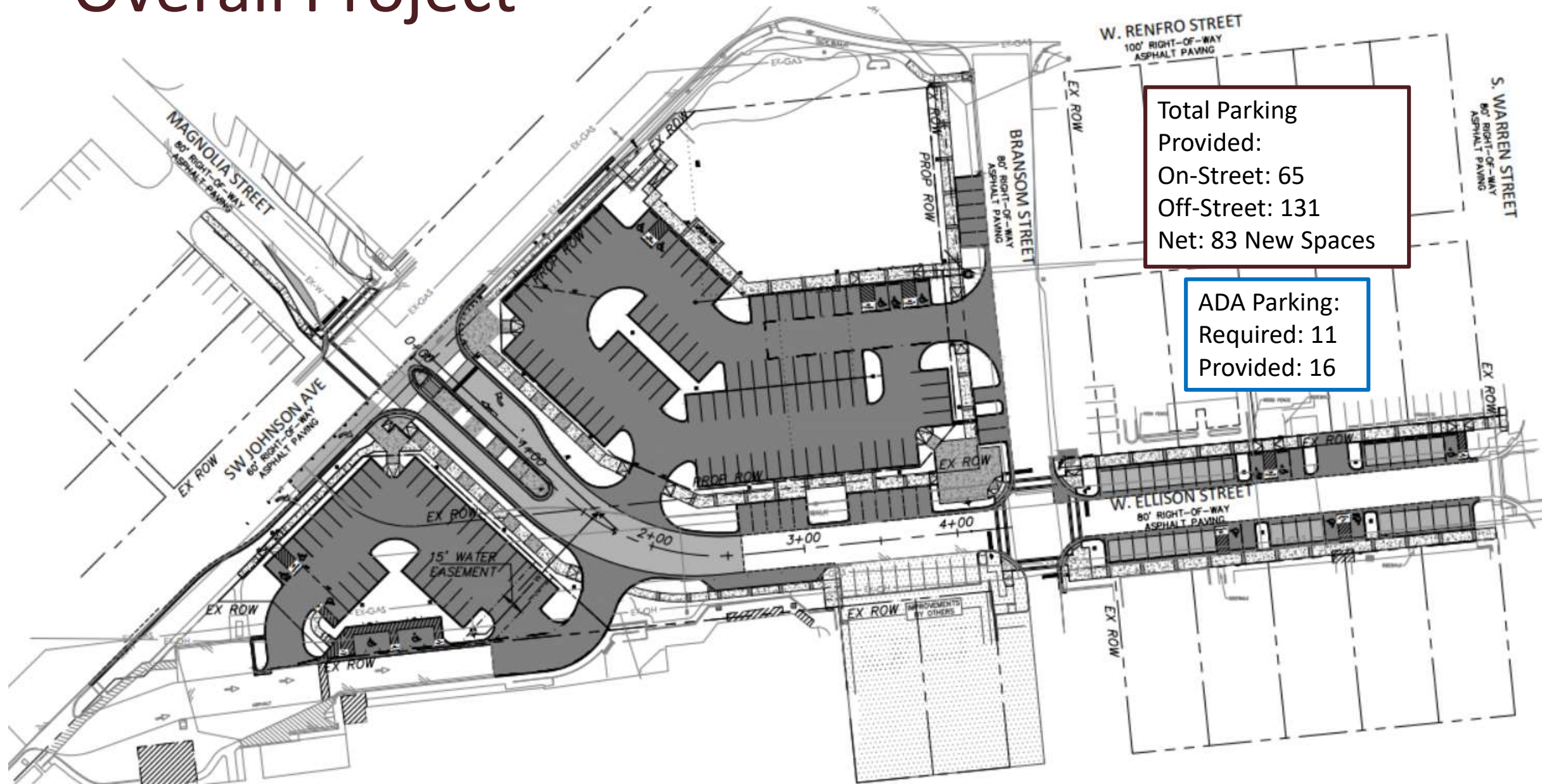
Total Parking Provided:
On-Street: 65
Off-Street: 131
Net: 83 New Spaces



Primary Components

- Asbestos abatement & demolition of 10,105 SF building
- Demolition of 5,000 SY of off-street parking
- Streetscaping
- Enhanced pedestrian crossing at new Magnolia /Ellison & Johnson intersection
- Street lighting along Ellison from Johnson to Warren, Bransom, and within the parking lots

Overall Project

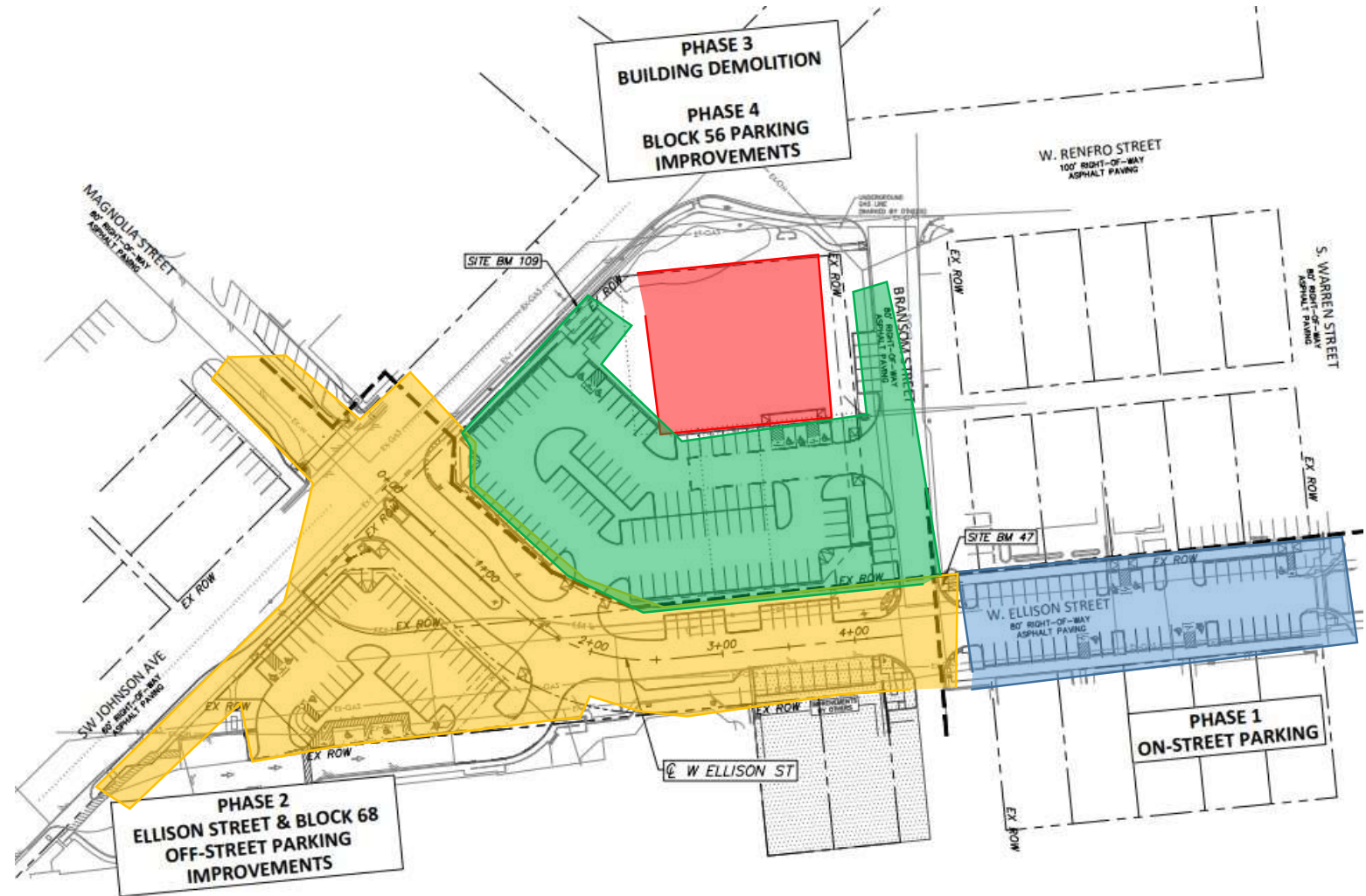


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ADA Parking:
Required: 11
Provided: 16

Project Phasing

- **Phase 1:** Ellison St on-street parking between Bransom St and Warren St (to be completed prior to the Hot Sounds of Summer concert series)
- **Phase 2:** Ellison St realignment and off-street parking near First Baptist Church
- **Phase 3:** Annex 3 asbestos abatement and building demolition (Timeline dependent on Ellison Building move-in and City Hall remodel)
- **Phase 4:** Parking lot improvements at the old Annex 3 site



Phase 2 will follow Phase 1 - Timing of Phases 3 & 4 to be determined over the next few months as City Hall Renovation progresses

Construction Bid Summary

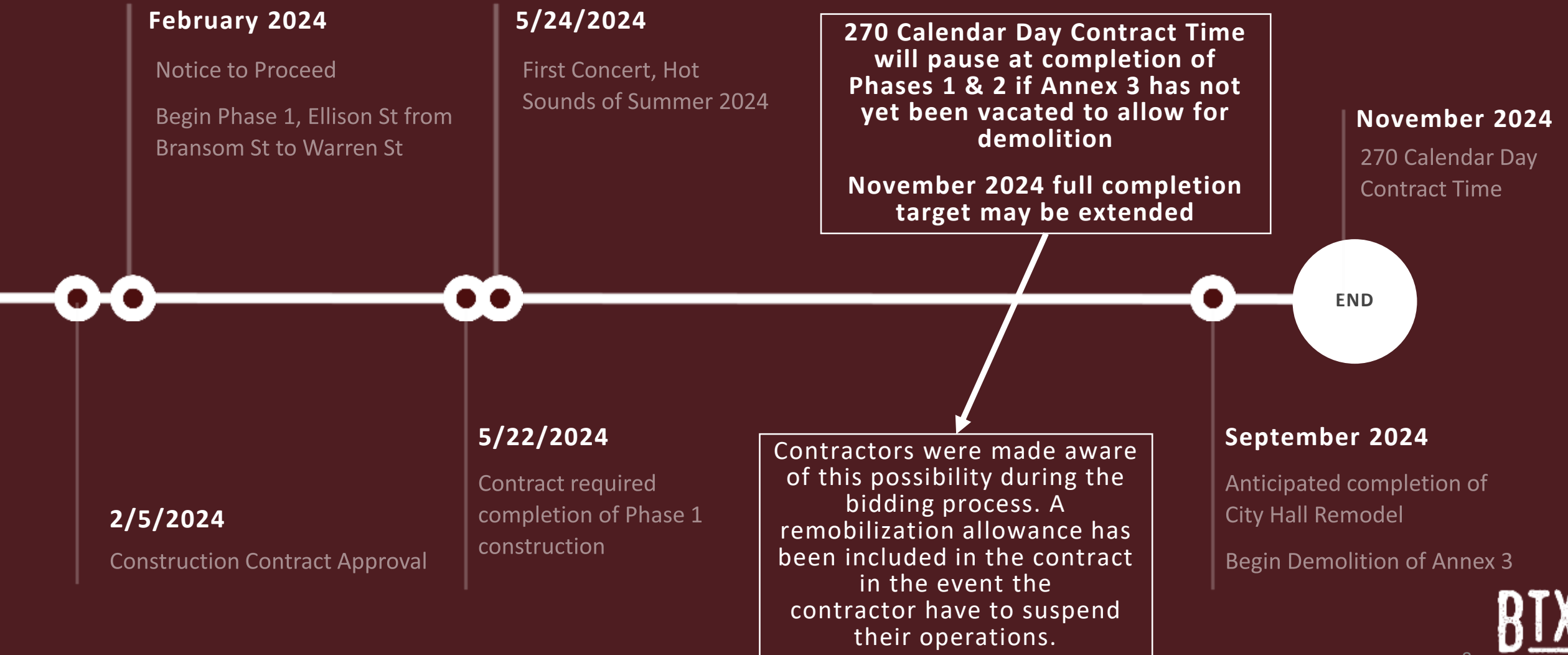
- Invitation to bid issued with four submissions received
 - Low Bid: \$2,911,727.40
 - High Bid: \$3,286,777.00
- Staff Recommends:
 - Award to 2L Construction, LLC (Low Bidder)
 - Contract: \$2,911,727.40
 - Contingency Fund: \$60,000.00
 - Total Encumbrance: \$2,971,727.40



Contract Funding Summary

- \$45,213.69 in 4A Non-Bond funds
- \$2,926,513.71 in TIF Bond funds

Project Timeline



2L Construction, LLC

- As part of the bidding process, the contractor submitted a work history of over 60 municipal construction projects completed since 2009
- 2L Construction previously completed the Plaza Visitor/City Hall West Parking Lot in 2023 and Prairie Timber Park Sidewalk and Drainage Improvements in 2022



Recommended Council Action

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.

Questions / Discussion

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