



February 12, 2025

City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Downtown Streetscape Project Summary
City of Montgomery

Dear Mayor and Council:

As are aware MEDC has commissioned Ardurra to complete the Downtown Streetscape Improvements Project which includes repaving, and streetscape improvements to the Historical Downtown. WGA has, concurrently, been working on the design of waterline improvements in the same project area to accommodate for the proposed surface improvements. This memo serves as an update as to where design, schedule and associated costs currently stand with the project.

Surface Improvements: Based on preliminary conversations between the Mayor, MEDC President and the property owner, the Steakhouse owner appears to be open to discussing opening up the existing parking lot as a driveway. WGA is working to schedule a meeting with the property owner by the end of the month to review and discuss this in detail. Assuming an agreement is reached, the next steps would be to obtain an easement across the property to allow for construction, use and maintenance of the roadway. Additionally, a decision will need to be made regarding Maiden and if it is to be improved as a part of this project due to traffic being directed onto Maiden, from McCowan via this new driveway.

Storm Sewer: WGA is working with Ardurra to include the storm sewer replacement within the project. The final layout of the storm sewer may be impacted by the decision of the steakhouse driveway; therefore, the scope of the storm sewer will be finalized once an agreement has been reached with the property owner, or a decision has been made not to proceed with the driveway to Maiden.

Waterline: WGA has revised the scope of the previously authorized downtown waterline replacement to just include what would be necessary for the streetscape improvements project. The remaining work will be completed at a later date.

Schedule: Due to the final scope and layout not being defined, an accurate schedule can not be outlined. Once a decision has been made regarding the driveway to Maiden Steet WGA/Ardurra can provide an accurate schedule with accompanying milestones.

Costs: Based on cost estimates prepared by WGA and Ardurra, below is a breakdown of the estimated construction costs for the project.



Streetscape Improvements (Does not include the driveway to Maiden St.)	\$1,565,410
Waterline Replacement – Reduced Scope (725LF of 8” WL)	\$175,000 ¹
Storm Sewer (385LF 36” RCP)	\$100,000 ¹
Testing, Inspection, and Construction Administration	\$100,000
Total Estimated Construction Costs	\$1,950,000

1. Assumes that these projects are being bid and constructed with the same contract.

Based on the aforementioned information the following steps needed to keep progress moving are as follows:

- Confirm final layout of the streetscape improvements based on conversation with Steakhouse Owner.
- Revise cost estimate based on final layout and prepare bid package documentation.

If you have any questions or comments, please contact me.

Sincerely,

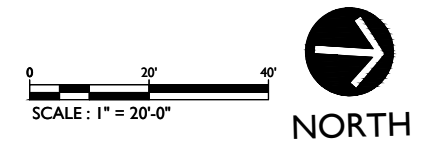
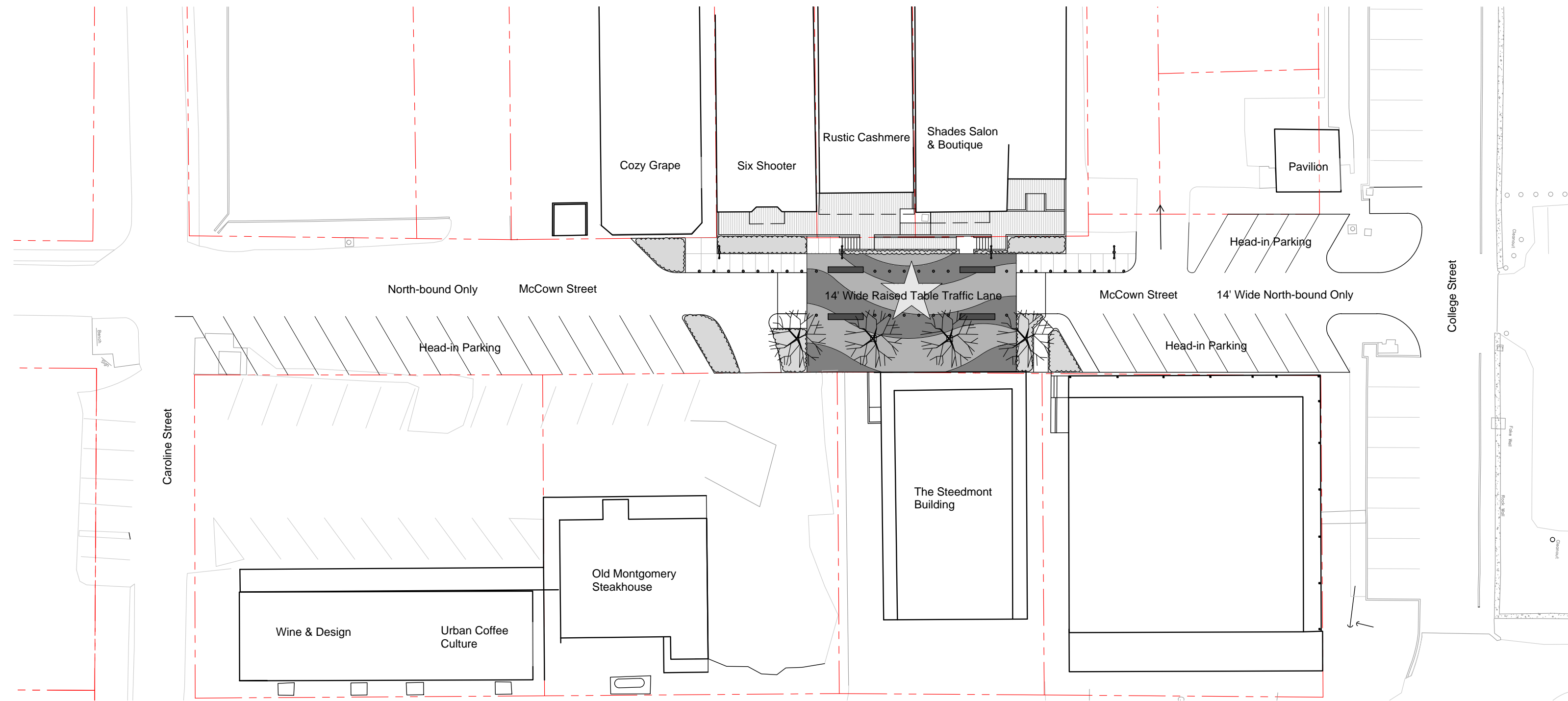
Chris Roznovsky, PE
City Engineer

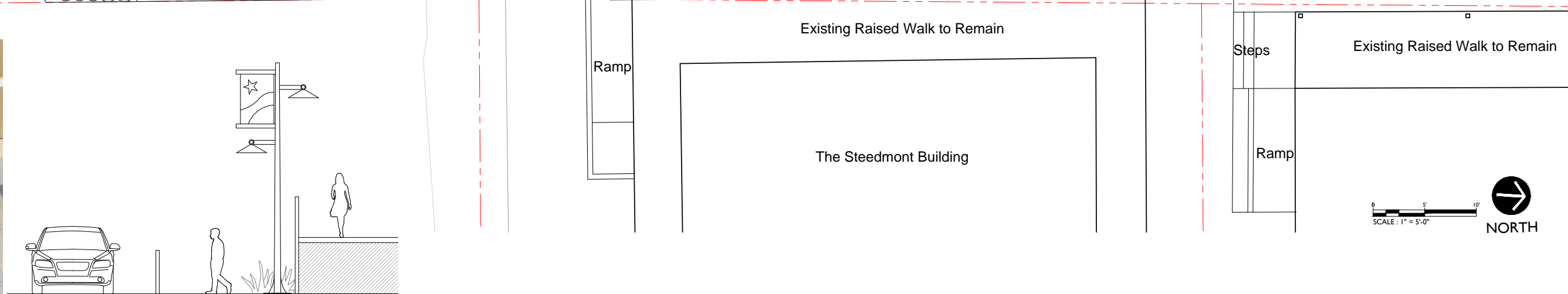
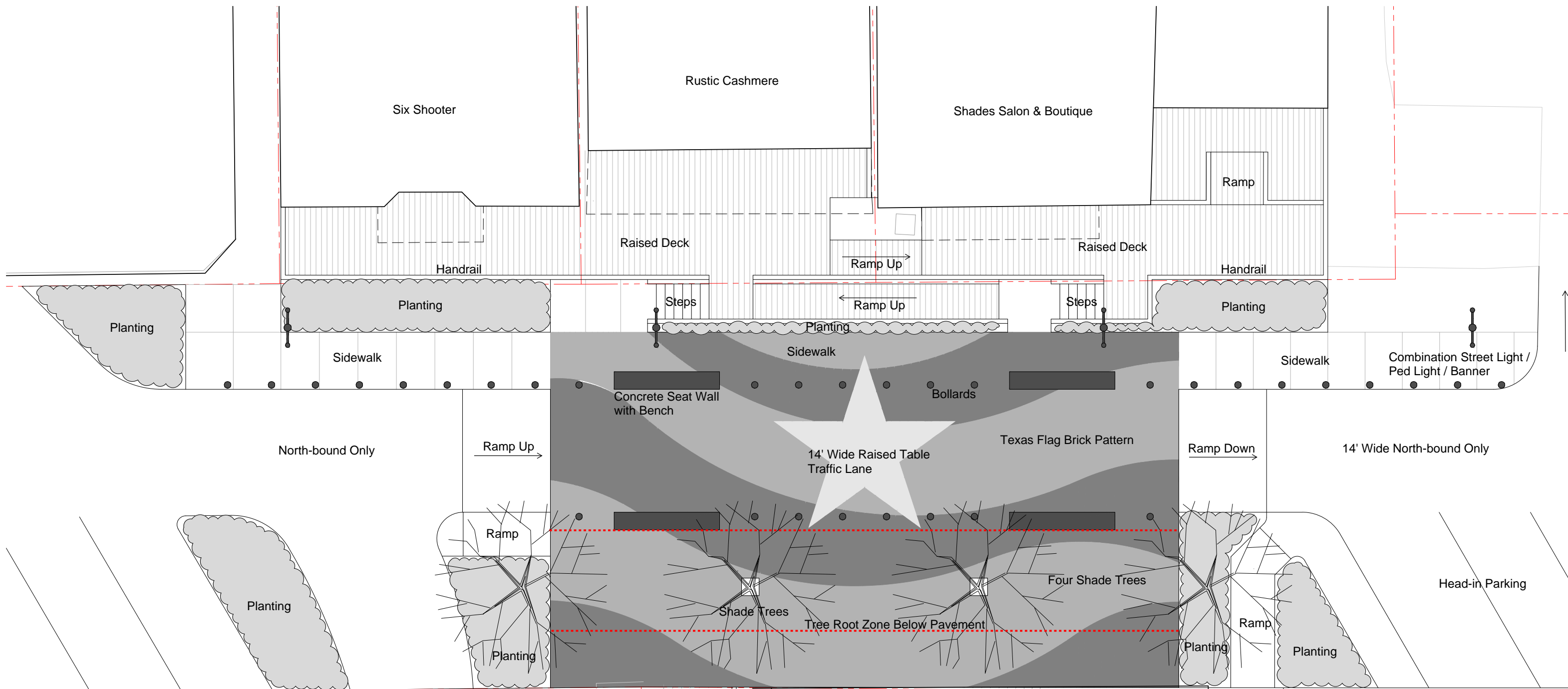
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Enclosures: Exhibits

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator, and Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary
Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator & Code Enforcement Officer
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works





McCOWN STREETSCAPE IMPROVEMENTS UPDATE

Mcgowen street Paving and Drainage Improvement
Construction Cost Estimate

CONSTRUCTION COST ESTIMATE

Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES - GENERAL						
1	01502	Mobilization (4%)	LS	1	\$ 50,000.00	\$ 50,000.00
2	01555	Traffic Control and Regulation	LS	1	\$ 20,000.00	\$ 20,000.00
3	01555	Flagmen	LS	1	\$ 20,000.00	\$ 20,000.00
4	01570	Implementation and Maintenance of Stormwater Pollution Prevention Plan	MO	6	\$ 2,000.00	\$ 12,000.00
5	01570	Furnish and Install Inlet Protection Barrier	EA	6	\$ 200.00	\$ 1,200.00
6	01575	Furnish and Install Stabilized Construction Exit	EA	1	\$ 2,100.00	\$ 2,100.00
7	02260	Trench Safety System for trench excavations	LF	120	\$ 5.00	\$ 600.00
8	02233	Clearing, regrading and hauling off dirt/demolitions	LS	1.00	\$ 10,000.00	\$ 10,000.00
<u>TOTAL UNIT PRICES - GENERAL</u>						\$ 115,900.00
UNIT PRICES – PAVING ITEMS						
9	02221	Remove/Dispose Concrete Pavements with or without Asphalt Overlay, with or without curb, incl base and subgrade	SY	0	\$ 50.00	\$ -
10	02315	Roadway Excavation with or without subgrade	SY	2,600.00	\$ 10.00	\$ 26,000
11	02336	Lime Stabilized Subgrade 8-inch thick	SY	2,600	\$ 30.00	\$ 78,000
12	02336	6% Lime	TON	6.0	\$ 500.00	\$ 3,000
13	02754	Concrete pavement 11-inch thick including all forms	SY	2,600	\$ 180.00	\$ 468,000
14	02771	Furnish and Install 6" Doweled Curb, Complete in Place	LF	730	\$ 10.00	\$ 7,300
15	02775	Furnish and Install Sidewalk, Complete in Place	SY	35	\$ 60.00	\$ 2,100
16	02775	Furnish and Install Wheel Chair Curb Ramp	EA	4	\$ 2,000.00	\$ 8,000
17	02951	Sawcut pavement and dowel into existing pavement	LF	100	\$ 30.00	\$ 3,000
<u>TOTAL UNIT PRICES – PAVING ITEMS</u>						\$ 827,200
UNIT PRICES – PEDESTRIAN PAVING ITEMS						
18		Sidewalk / Plaza Concrete Subslab	SY	275	\$ 54	\$ 14,850
19		Concrete Pavers (not incl concrete pavement below)	SY	450	\$ 60	\$ 27,000
20		Concrete Sidewalk	SY	32	\$ 60	\$ 1,920
21		Concrete Ramps to Private Porches, incl related select fill	SF	175	\$ 30	\$ 5,250
22		Concrete Steps to Private Porches, incl related select fill	SF	100	\$ 30	\$ 3,000
23		Install Salvaged Brick Pavers	SF	250	\$ 15	\$ 3,750

Mcgowen street Paving and Drainage Improvement
Construction Cost Estimate

TOTAL UNIT PRICES – PEDESTRIAN PAVING ITEMS						\$ 55,770
Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES – STORM SEWER ITEMS						
24	02221	Regrade and adjust top of Exist Inlet Frame and Grate	EA	1	\$ 3,000.00	\$ 3,000.00
25	02221	Furnish and Install Type A Inlet	LF	1	\$ 5,000.00	\$ 5,000.00
26	02315	Reconnect exist storm pipes to proposed and exist inlets	LF	60	\$ 25.00	\$ 1,500.00
27	02631	Furnish and Install 12-Inch to 24-inch RCP Storm Sewers by Open-Cut, All Depths	LF	100	\$ 80.00	\$ 8,000.00
TOTAL UNIT PRICES – STORM SEWER ITEMS						\$ 17,500.00
Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES - SITE STRUCTURES						
28		Raised Deck, incl footings and framing	SF	1,090	\$ 200	\$ 218,000
29		Ramp to Raised Deck, incl footings and framing	SF	120	\$ 150	\$ 18,000
30		Steps to Raised Deck, incl footings and framing	SF	70	\$ 250	\$ 17,500
31		Railing at Raised Deck, Ramp and Steps	LF	150	\$ 100	\$ 15,000
32		Metal Railing at Concrete Steps and Ramps to Private Porches	LF	54	\$ 50	\$ 2,700
33		Screen at AC Condensers	LS	1	\$ 2,000	\$ 2,000
34		Stone Seat Walls	EA	4	\$ 3,500	\$ 14,000
35		Concrete Foundations for Stone Seat Walls	EA	4	\$ 500	\$ 2,000
TOTAL UNIT PRICES – SITE STRUCTURES						\$ 289,200.00
Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES - PLANTING						
36		Plaza Trees	EA	4	\$ 2,500	\$ 10,000
37		Groundcover Beds	SF	1,100	\$ 15	\$ 16,500
38		Planting Bed Soil Prep & Mulch	SF	1,100	\$ 3.00	\$ 3,300
39		Tree Root Boxes	CF	1,200	\$ 20	\$ 24,000
40		Root Box Soil	CY	44	\$ 50	\$ 2,222
41		Irrigation System incl Tap, Meter, Backflow	ALLOW	1	\$ 7,500	\$ 7,500
TOTAL UNIT PRICES - PLANTING ITEMS						\$ 63,522
Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES – MISCELLANEOUS ITEMS						
42	02511	Remove and relocation of small diameter water lines upto 8-inches in diameter, complete in place	LF	50	\$ 50.00	\$ 2,500

Mcgowen street Paving and Drainage Improvement
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43	02511	Remove and relocation of sanitary sewer stubs as required, complete in place	LF	50	\$ 50.00	\$ 2,500
44	02511	Remove and relocation of utilities telephone cables, gas lines, complete in place	LS	1	\$ 3,000	\$ 3,000
45	02511	Sawcut existing sidewalks, steps, full depth	LF	50	\$ 15	\$ 750
46	02511	Demolish and remove misc. concrete walks/pads, raised wood deck (incl steps, railing, framing, footings), concrete ramps and misc. minor improvements on private property. Incl sawcuts noted in Dwgs.	ALLOW	1	\$ 10,000	\$ 10,000
47	02511	Remove existing brick pavers and stockpile for re-use on this project	ALLOW	1	\$ 1,500	\$ 1,500
48	02511	Remove existing landscaping, trees and brush, including root mass.	ALLOW	1	\$ 15,000.00	\$ 15,000
49	02511	Disconnect and remove existing pole lights and provide to City. Demolish and remove related footings.	ALLOW	5	\$ 300	\$ 1,500
50	02511	Remove and raise 2 private AC condenser unit incl connections	ALLOW	1	\$ 1,500	\$ 1,500
51	02511	Remove and Relocate Exist Mailbox Unit at Steedmont Bldg	ALLOW	1	\$ 1,000	\$ 1,000
TOTAL UNIT PRICES – MISCELLANEOUS ITEMS						\$ 39,250

Item No.	Spec Ref.	Base Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
UNIT PRICES – LIGHTING ELECTRICAL & FURNISHINGS						
52		Raise Exist Private Power Drop at Shades & Co.	ALLOW	1	\$ 1,500	\$ 1,500
53		Power Drop, Meter, Meter Rack	ALLOW	1	\$ 1,500	\$ 1,500
54		Lighting Controls	ALLOW	1	\$ 3,500	\$ 3,500
55		Electrical Distribution Conduit/Wiring	ALLOW	1	\$ 7,500	\$ 7,500
56		Ped Light Poles incl Banner Assembly	EA	4	\$ 5,000	\$ 20,000
57		Bollard Lights	EA	20	\$ 1,500	\$ 30,000
58		Tree Light Strings	EA	4	\$ 250	\$ 1,000
59		Benches (not incl Seat Walls)	EA	4	\$ 2,500	\$ 10,000
TOTAL UNIT PRICES – LIGHTING ELECTRICAL & FURNISHINGS						\$ 75,000

TOTAL BASE UNIT PRICES						\$ 1,483,342.22
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C. EXTRA UNIT PRICE TABLE:

Item No.	Spec Ref.	Extra Unit Short Title	Unit of Measure	Unit Quantity	Unit Price (this column controls)	Total in figures
60	02318	Excavate Around Obstructions	CY	50	\$ 40.00	\$ 2,000.00
61	02318	Extra Placement of Select Backfill	CY	50	\$ 30.00	\$ 1,500.00
62	02318/ 02321	Extra Cement Stabilized Sand	CY	50	\$ 30.00	\$ 1,500.00
TOTAL EXTRA UNIT PRICES						\$ 5,000.00

Mcgowen street Paving and Drainage Improvement
Construction Cost Estimate

D. CASH ALLOWANCE TABLE:

Item No.	Spec Ref.	Cash Allowance Short Title				Cash Allowance in figures
63	01110	Street Cut Permit	CA	1	\$ 600.00	\$ 600.00
64	01111	Sidewalk Closure Permit	CA	1	\$ 500.00	\$ 500.00
65	01410/ 01570	TPDES NOI/NOT	CA	1	\$ 375.00	\$ 375.00
66	02775	TDLR TAS Permit - Inspection	CA	1	\$ 1,050.00	\$ 1,050.00
<u>TOTAL CASH ALLOWANCES</u>						\$ 2,525.00
TOTAL ITEMS A TO D						\$ 1,490,867.22
CONTINGENCY (5%)						\$ 74,543.36
<u>TOTAL CONSTRUCTION COST ESTIMATE</u>						\$ 1,565,410.58