



ENGINEERING SERVICES

To: Mayor and Town Council

From: Hulon T. Webb, Jr., P.E., Interim Executive Director of Development and Infrastructure Services

Through: Bob Scott, Executive Director of Administrative Services

Re: Town Council Meeting – August 23, 2022

Agenda Item:

Consider and act upon awarding CSP No. 2022-50-B to McMahon Contracting, LP, related to construction services for the Fishtrap (Teel - Gee Road) & Gee Road (Fishtrap - Windsong Retail) project; and authorizing the Interim Town Manager to execute a construction agreement for same.

Description of Agenda Item:

On July 28, 2022, at 3:00 PM, three (3) Competitive Sealed Proposals were received for the Fishtrap (Teel - Gee Road) & Gee Road (Fishtrap - Windsong Retail) project. The project will consist of the construction of the remaining lanes of Fishtrap Road from Gee Road to Teel Parkway and Gee Road from Fishtrap Road to Windsong Retail. Work will include but not be limited to excavation, embankment, moisture conditioning, subgrade treatment/concrete pavement, sidewalks/hike and bike trails, median landscaping/irrigation, retaining walls, culverts, storm drainage, water mains, traffic signals, and pavement markings/markers. The project was advertised using the Competitive Sealed Proposal Construction alternative procurement method to allow the Town to award the project to the contractor that offers the best value proposal based on the following criteria:

- Qualifications and Experience (30%)
 - Outline contractor and subcontractor experience with similar projects.
 - Outline qualifications of key personnel assigned to this project.
 - Provide references.
- Project Timeline (20%)
- Cost Proposal (50%)

The verified proposal totals ranged between \$10,302,053.88 and \$14,112,712.08. The Engineer's estimate was \$8,884,045.00. The proposal final completion times ranged from 284 calendar days to 570 calendar days. McMahon Contracting, LP, was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$10,302,053.88, and a project timeline of 284 calendar days. McMahon Contracting, LP, successfully completed the

Victory Way (Coleman – Frontier) project. Staff also checked the references provided and received positive feedback.

The Competitive Sealed Proposal Construction alternative procurement method allows for negotiations as part of the process to make sure that the best value is achieved. Staff is actively working with McMahon Contracting, LP, to find cost saving alternatives, and this effort has resulted in an initial \$107,474.68 reduction in the proposal. The initial reduction is achieved through the use of concrete form liners and stains for the surface finish of the retaining walls in lieu of stone facia masonry.

Town staff and McMahon Contracting, LP, are also exploring additional value engineering ideas such as alternative pavement subgrade and reduction in length of retaining walls. Any additional cost reductions will be handled by Change Orders to reduce the overall contract amount.

Budget Impact:

The cost for the construction of this project is \$10,194,579.20 and reflects the \$107,474.68 cost savings already determined. The original FY 2021-2022 Capital Improvement Program included \$6,025,000 for the Fishtrap (Teel - Gee Road) project in Account No. 750-6610-10-00-2010-ST, and \$3,520,000 in Account No. 750-6610-10-00-2011-ST for the Gee Road (Fishtrap - Windsong Retail) project. To increase the overall project budget to \$10,723,793 (additional \$1,178,793 in Account No. 750-6610-10-00-2011-ST), the following additional funding will be allocated in the FY 2022-2023 Capital Improvement Program: \$178,793 Escrows and \$1,000,000 from the proposed Capital Dedicated Fund.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attachments:

1. Location Map
2. Proposal Tabulation Summary
3. Construction Agreement

Town Staff Recommendation:

Town staff recommends that the Town Council award CSP No. 2022-50-B to McMahon Contracting, LP, related to construction services for the Fishtrap (Teel-Gee Road) & Gee Road (Fishtrap-Windsong Retail) project; and authorizing the Interim Town Manager to execute a construction agreement for same.

Proposed Motion:

I move to award CSP No. 2022-50-B to McMahon Contracting, LP, related to construction services for the Fishtrap (Teel-Gee Road) & Gee Road (Fishtrap-Windsong Retail) project; and authorizing the Interim Town Manager to execute a construction agreement for same.