



## 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

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**Agenda Item:**

Consider and act upon awarding CSP No. 2022-48-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Coit to Custer) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.

**Description of Agenda Item:**

On July 7, 2022, at 3:00 PM, three (3) Competitive Sealed Proposals were received for the First Street (Coit to Custer) - 4 lanes project. The project consists of all work needed for construction of four lanes of concrete roadway, underground storm drainage system, bridge construction, concrete trails, pedestrian trail tunnel, and related grading and utility improvements along First Street between Coit Road and Custer Road. 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 \$20,484,776.87 and \$23,912,429.35. The Engineer's estimate was \$15,124,000.00. The proposal final completion times ranged from 539 calendar days to 730 calendar days. Mario Sinacola & Sons Excavating, Inc. (MSSEI), was the firm that ranked the highest after consideration of Costs, Time, and Qualifications with a cost of \$23,912,429.35, and a project timeline of 539 calendar days. MSSEI successfully completed the Prosper Trail (Coit to Custer) 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 MSSEI to find cost saving alternatives, and this effort has resulted in an initial \$600,000 reduction in the proposal. The initial reduction is achieved through a modification in phasing (limiting traffic to eastbound only from Coit Road to Granite Shoal for approximately 8 months) and cost reductions from the landscape supplier.

Town staff and MSSEI are also exploring additional value engineering ideas such as revisiting the following bid items: ROW Preparation, Tree Removal, and Tree Trimming and Protection, as well as utilizing form liner instead of stone veneer on the retaining walls, and some alternate designs to the bridge and pedestrian tunnel areas. 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 \$23,312,429.35 and reflects the \$600,000 cost savings already determined. The original FY 2021-2022 Capital Improvement Program included \$18,600,000 for the First Street (Coit to Custer) – 4 lanes project. The issuance of the General Obligations Bonds, Series 2022 approved at the July 26, 2022, Town Council meeting, allocated an additional \$3,050,500 of debt funding to the project budget. To increase the overall budget to \$24,300,000 in Account No. 750-6610-10-00-2014-ST, the following additional funding will be allocated in the FY 2022-2023 Capital Improvement Program: \$1,149,500 East Thoroughfare Impact Fee Fund and \$1,500,000 from the proposed Capital Dedicated Fund.

**Legal Obligations and Review:**

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the standard construction agreement as to form and legality.

**Attachments:**

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

**Town Staff Recommendation:**

Town staff recommends that the Town Council award CSP No. 2022-48-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Coit to Custer) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.

**Proposed Motion:**

I move to award CSP No. 2022-48-B to Mario Sinacola & Sons Excavating, Inc., related to construction services for the First Street (Coit to Custer) - 4 lanes project; and authorizing the Interim Town Manager to execute a construction agreement for same.