



Legislation Text

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TO: Mayor Bien-Willner and Town Council Members

FROM: Jill Keimach, Town Manager
Jeremy Knapp, Community Development Director
Paul Mood, Town Engineer

DATE: June 11, 2020

DEPARTMENT: Engineering

AGENDA TITLE:
Discussion of Lincoln Drive Median Island Construction Contract

RECOMMENDATION:
Information, discussion and possible direction to staff related to the proposed Lincoln Drive Median Island construction contract.

SUMMARY STATEMENT:

Background

The Lincoln Drive Median Improvements are identified in the Town's Capital Improvement Program for completion in FY21 and includes new and modified medians to allow for safe and efficient vehicular travel, reconstruction of median island curbs, landscaping per the Lincoln Drive Character Areas and the installation of landscape irrigation to the medians east of Tatum Blvd.

In the fall of 2019 staff prepared initial median layout options and met with representatives of the resorts and places of worship along the Lincoln Dr. corridor. Staff also met with Council Members in small groups to obtain their feedback as well and present to them the comments and concerns from the resorts and places of worship. Staff then looked at all the comments received and made modifications to the proposed median layout where possible to provide safe, efficient and reasonable access to as many existing entrances from Lincoln Dr. as possible. This effort was especially challenging since there are over 80 residential driveways with access onto Lincoln Dr. The end result is that there will be no changes to existing access for residential properties, resorts or places of worship with the exception of a specifically requested change at Mountain Shadows Resort and a median shortening to enable the Franciscan Renewal Center to move their eastern driveway west to improve sight lines.

During the November 21, 2019 Town Council Work Study, staff presented an overview of the proposed improvements, coordination efforts to date with major stakeholders along the corridor as well as the design and approval process moving forward. No significant modifications have been made to the median layout since the previous Work Study. On February 27, 2020 staff presented the

median landscape concepts for the specific Lincoln Dr. Character Areas and enhanced crosswalk design options for the intersection of Lincoln Dr. and Tatum Blvd.

Staff is proposing a cooperative use construction contract with Markham Contracting based on their existing job order contract with the City of Peoria. This proposed construction delivery method is recommended by staff in order to meet the construction timing required to reduce impacts to resorts recovering from the Covid-19 Pandemic and to have the project completed prior to the Lincoln Dr. asphalt mill and overlay project currently scheduled for the summer of 2021.

The proposed FY21 Capital Improvement Program budget for this project is \$2,150,000, which includes a contribution from Mountain Shadows Resort. This estimate was based on the 30% plans available at the time to project the estimated budget. Since that time, the 95% plans have been completed and made available to the contractor for pricing. Staff presented the contractor's cost of \$2,572,000 to complete the work at the May 28, 2020 Council Work Study. This cost is \$422,000 over the proposed project budget. After much discussion regarding the scope of work and possible reductions to landscaping and length of median modifications, the majority of Council favored completing the project with the current scope of work even though the cost is over the proposed budget.

Subsequent to the May 28, 2020 Council Work Study staff, the design firm and contractor have worked to reduce costs. The contractor has clarified construction assumptions with their subcontractors which resulted in a reduction in unit pricing. The contractor has reduced their contractual fee percentage and the design engineer clarified ITS conduit work for reduced subcontractor pricing. As a result, the contractor has submitted a revised cost proposal in the amount of \$2,426,000. This contract amount is \$146,000 less than the previous proposal but is still \$276,000 over the proposed project budget.

Staff has identified minor median modifications which may result in an additional \$45,000 in savings. These proposed modifications would not negatively impact access, traffic circulation or vehicle storage lengths. Reduced landscaping has also been identified to provide additional cost reductions if needed and the design firm and contractor are working to identify actual cost savings.

It is staff's intent to bring back a construction contract for Council approval at the June 25th Council Meeting. The contract will be in the approximate amount of \$2,426,000 less minor median modifications and reduced landscaping, if desired by the council.

BUDGETARY IMPACT:

The current construction quote of \$2,426,000 is \$276,000 over the proposed project budget of \$2,150,000. If approved a future budget transfer from the Capital Project Contingency fund will be required.

Mountain Shadows Resort will be contributing to the design and construction aspects of this project for the median changes associated with the new left turn lane per their request.

ATTACHMENT(S):

- A - PowerPoint Presentation
- B - Proposed Median Layout

