



## Legislation Text

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**File #:** 20-295, **Version:** 1

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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 25, 2020

**DEPARTMENT:** Engineering

**AGENDA TITLE:**  
**Award of Construction Contract for Lincoln Drive Median Improvements**

**RECOMMENDATION:**  
Authorize the Town Manager to execute the construction contract with Markham Contracting Co., Inc. in the amount not to exceed \$2,333,226.88 and waive the 14-day contract execution wait period.

**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. 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. On May 28, 2020 and June 11, 2020 preliminary construction contract pricing was presented along with recommendations to reduce costs without compromising the quality of the project.

The approved FY21 Capital Improvement Program construction budget for this project is \$2,150,000, which includes a contribution from the Mountain Shadows Resort. The construction budget was based on the 30% plans available at the time. Staff presented the contractor's cost of \$2,572,000 to complete the work based on 95% plans at the May 28, 2020 Council Work Study. 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 was over budget.

Subsequent to the May 28, 2020 Council Work Study staff, the design firm and contractor worked to reduce costs. The contractor clarified construction assumptions with their subcontractors which resulted in a reduction of unit pricing. The contractor reduced their contractual fee percentage and the design engineer clarified ITS conduit work for reduced subcontractor pricing. As a result, the contractor submitted a revised cost proposal in the amount of \$2,426,000 which was presented at the June 11, 2020 Council work study.

Staff identified minor median modifications at seven locations that would not negatively impact access, traffic circulation or vehicle storage lengths to provide additional savings. No additional landscape modifications are being proposed. The design team completed the 100% plans with the proposed median modifications. Based on the 100% plans Markham Contracting Co., Inc. has submitted a cost proposal of \$2,333,226.88 which includes a \$50,000 owner's allowance. This amount is over the approved budget of \$2,150,000 and will require a transfer from the CIP contingency fund in the future.

The construction contract in the amount of \$2,333,226.88 is a Cooperative Purchasing Agreement based on the City of Peoria's Job Order Contract for Citywide Civil/Site Work held by Markham Contracting Co., Inc. Construction is anticipated to begin in mid to late July and with a construction duration of five months. Staff is requesting that the 14-day waiting period for the Town Manager to execute the contract be waived.

#### **BUDGETARY IMPACT:**

The construction contract of \$2,333,226.88 is over the approved construction budget of \$2,150,000. If the construction contract is 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