



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 22, 2024

SUBJECT: Award RFB No. 24-023 to XIT Paving and Construction, Inc. for construction of the Main Street Project (ST2212), from Amundson Drive to Amundson Road, in the amount of \$2,395,472.75, and authorize the City Manager to execute the related construction agreement.

PRESENTER: Nathan Frohman, City Engineer

SUMMARY:

The City Council is being asked to award RFB No. 24-023 to XIT Paving and Construction, Inc., and authorize the City Manager to execute the related construction agreement for the Main Street Project (ST2212), from Amundson Drive to Amundson Road.

GENERAL DESCRIPTION:

A bid opening was conducted for the Main Street Project on June 5, 2024. The Main Street Project is a part of the approved 2020 Bond Program and will be the sixth “major” (collector or arterial classification) roadway to begin construction under that program. The city also has another Main Street project located on the west side of Davis Boulevard which is currently in design. The scope of the Main Street Bond project includes reconstructing the existing roadway with reinforced concrete, including the addition of pedestrian facilities. The project also includes basic wet utility replacement as needed to ensure subsurface infrastructure has an expected life span that exceeds the proposed pavement work. The road will be reconstructed within the existing right-of-way. This section of Main Street is located within the Smithfield Transit Oriented Development (TOD) District, which has specific street design standards meant to accommodate and encourage slower speeds, pedestrian safety, and on-street parking.

The project was structured with a base plus alternate format to provide an option for a slight expansion of project scope at the discretion of the City Council if the alternate is deemed to be worth the additional expense. Both the base bid and alternate bid include all core project components: paving, utility adjustments, pedestrian facilities, traffic control, etc. The key difference between the base bid and alternate bid is listed, below:

- Base Bid: Leave Main Street accessible to one lane of traffic during construction.
- Alternate Bid: Close Main Street from Amundson Drive to Amundson Road during construction.



It isn't feasible to consider full roadway closure on all projects, but the limits and location of this project make it a good closure candidate. Engineering staff worked with Public Safety to ensure that the closure would not negatively impact response times prior to considering a bid alternate. Allowing the roadway to be closed throughout the course of construction is beneficial for several reasons. It is safer for workers and motorists, reduces the number of phases for each effort (utility installation, subgrade preparation, paving), and generally increases overall efficiency. This efficiency results in savings of both time and money.

Notice of the city's intent to bid was advertised in local newspapers, as required by state statute, and posted on the city's website. Bid specifications were viewed on the city's website by multiple entities. The project received four bids, which were opened during the June 5, 2024, bid opening. The bids are provided below:

Description	Dump-ER Total Price	XIT Paving Total Price	Quality Excavation Total Price	Stabile & Winn Total Price
Base Bid Total	\$1,152,483.39	\$2,429,292.75	\$2,472,987.75	\$2,810,441.30
Bid Alternate	\$(36,909.00)	\$(33,820.00)	\$(40,126.00)	\$(71,100.00)
Base Bid + Alternate	\$1,115,574.39	\$2,395,472.75	\$2,432,861.75	\$2,739,341.30

Award of bid, if it is awarded, will typically be made to the lowest responsible bidder; however, it may also be awarded to the bidder that offers the goods and/or services at the *best value* for the City (Texas Local Government Code, 252.043). The lowest bidder, Dump-ER, LLC, was unable to provide any relevant references, experience records, financial statements, or liabilities and net worth. Therefore, in determining the *best value* during the bid evaluation, the design engineer and city staff recommend awarding base bid plus alternate to XIT Paving and Construction, Inc. Approving the base plus alternate reduces the total cost of the project, and also shortens the anticipated construction duration by four months.

XIT Paving and Construction, Inc., was the paving subcontractor for the successful 2018 Smithfield Road project and has successfully completed similar roadway projects for other DFW municipalities in the past five years. Two of XIT's references also spoke very highly of XIT and stated they would have no reservations awarding them future construction projects. Additionally, XIT is the current contractor for the Iron Horse West Project, which is scheduled to come in on time and under budget.

Funding for this project was included in the Adopted Capital Projects Budget, but project costs have proven higher than originally anticipated. The current construction funding available in the Main Street Project (ST2212) is \$1,531,239. Additional funding is available to address the deficit in this project by utilizing 2020 Street Bond Project savings and interest.



RECOMMENDATION:

Award RFB Bid No. 24-023 to XIT Paving and Construction, Inc., for construction of the Main Street Project (ST2212), from Amundson Drive to Amundson Road, in the amount of \$2,395,472.75, and authorize the City Manager to execute the related construction agreement.