

Meeting Date (?) 03/22/2016

Subject Matter * (?) Reject Bid for St. Joseph Hospital Area Improvements
This must match rolling agenda entry

Department of Origin * ENGINEERING DEVELOPMENT

Submitted By * W. Paul Kaspar

Type of Meeting * BCD Special Regular

Classification * Public Hearing Consent Statutory Regular

Ordinance * None First Read Second Read First & Only Read

Strategic Initiative * Public Safety Service
 Economic Development Infrastructure
 Quality of Life

Agenda Item Description * Consider rejecting the bid for improvements along 29th Street and Villa Maria Road adjacent to the CHI St Joseph Hospital area, City Project Number 332-750-DE-1413 from Larry Young Paving. The bid proposal was in the amount of \$2,952,449.95.

Summary Statement *

St. Joseph Hospital is constructing a new Emergency Room Facility (ER) to replace their current ER that fronts on East 29th Street. With this new facility, primary ambulance drop off will occur on Memorial Drive, and is being constructed where the parking lot was previously located. Additionally, St. Joseph partnered with the City of Bryan to develop the Health and Wellness District, as they were master planning the future of their campus. Through discussions with St. Joseph System staff, improvements to the two major intersections to their campus from East 29th Street were discussed along with converting overhead utilities to underground utilities along the primary campus frontage of East 29th Street and Villa Maria Road.

The City Council approved a design contract with Kimley-Horn & Associates on October 28, 2014. The engineering contract included design and preparation of the construction plans for rebuilding the intersection of Memorial Drive and East 29th Street in order to remove the dip at this intersection and provide a smoother transition for patients being transported in ambulances to the hospital from East 29th Street. Additionally at this intersection, a right turn lane will be added so there can be a left turn, straight, and right turn dedicated lanes. The scope also includes installation of new traffic signals at Memorial Drive / East 29th Street and at Villa Maria Road / East 29th Street. These signals have been planned for replacement using Transportation Fee funds as they contain old, outdated equipment and see heavy traffic on a daily basis due to St. Joseph Hospital and Blinn College traffic. A right turn lane is planned at the Villa Maria Road / East 29th Street intersection as well. Many of the sidewalks do not meet ADA standards and will be replaced. The final component of the scope is to install underground conduit and duct banks to allow conversion of overhead utilities to underground. The City has coordinated with private utilities, such as Verizon and Suddenlink, to remove their facilities from overhead and convert to underground within the same project limits. The easements and ROW also have been acquired.

On March 1, 2016, the City of Bryan opened bids on RFB #16-028, "St. Joseph Hospital Area Improvements". One bid was received from Larry Young Paving in the amount of \$2,952,449.95. The bid amount is approximately 44% above the engineer's estimate of \$2,049,701. Due to the lack of competition on this project and the high bid proposal, staff recommends rejecting the bid and evaluating options to improve the response to the request for bids through possibly repackaging the bid and design documents, and/or better defining difficult construction activities such as boring and casing under roadways to reduce perceived risk to contractors. Staff believes that although this project is challenging, the City should be able to get a higher number of bidders, which typically leads to better pricing. After only one bid was received, staff polled some of the other contractors who did not turn in a bid and found that some other large public and private projects were bidding at the same time and the contractor's estimators were not able to turn in bids on this project.

Staff Analysis & Recommendation *

Staff recommends rejecting the bid received for improvements along East 29th Street and Villa Maria Road adjacent to the CHI St Joseph Hospital area, City Project Number 332-750-DE-1413 from Larry Young Paving for the not-to-exceed amount of \$2,952,449.95. The bid is over 40% higher than the engineer's estimate and does not appear to be a good value to the City of Bryan. Staff believes there are options that can be evaluated to restructure the bid package, reduce perceived risk for the contractors, and improve the interest in the project by potential bidders. This different approach should result in a greater number of bidders and lower prices that represent a better value to the City of Bryan.

Options *

(In Suggested Order of Staff Preference)

1. Reject the bid.
2. Do not reject the bid.

Funding Source *

If bid not rejected: Water Fund 510 - \$67,900; BTU - \$733,785 (\$400,000 budgeted); Bond FY14 - \$149,667 (\$150,000 budgeted); Trans Fee - \$1,542,602.95 (\$1,032,000 budgeted), General Fund - \$458,495 (not budgeted)

Attachments

St. Joseph bid map.pdf	1.38MB
St. Joseph bid.pdf	57.79KB

Please detail attachments and note attachments available for viewing in City Secretary's Office:

1. Location map
2. Bid Tabulation

Dept. Head Signature

JAYSON E. BARFNECHT 03/07/16

**Deputy City Manager
Signature**

Hugh R. Walker

City Manager Signature



City Attorney Signature

Janis K. Hampton