

# Les Lacs Pond Improvements Project Re-Bid Professional Services Contract Amendment

April 23, 2024

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# Background Information



- The Les Lacs Pond Improvement project was released for bid September 2023 with no bid participation.
- Staff reissued the bid in January of 2024 and Texas Standard Construction (TSC) was the only bidder for the project.
- TSC's bid was significantly higher than the consultants' Opinion of Probable Construction Cost (OPCC).
- The Town has bond funds (\$2.5 Million) interest from bond funds (\$430,000) and storm water funds (\$2.5 Million) to apply towards construction of the project.

## Original Scope of Bid Items from Rounds 1 and 2 of Bidding

Option 1- Base Work/ Install HDPE Liner/ Landscape Items

Option 2- Base Work/ 2' Excavation- clay Liner/ Landscape Items

Option 3- Base Work/ 7' +/- Excavation for pond deepening with Clay Liner/ Landscape Items

Total Landscape Alternates- Fountains/ Tree Uplighting/ Rain Gardens/ Crescent Wall

- The Town hosted a “Contract Negotiation” meeting with Texas Standard Construction, Westra Consultants and TBG Partners. Discussions led all parties to conclude that there was a clear path to achieve cost reductions from the Contractor and their subcontractor.
- The Contractor asked if the current project could be separated into two contracts for the pond work to be bid by them and the landscape work to be bid and constructed by others after the pond work is complete.
- The Town, Contractor and consultants all agree that the only responsible options would be to bid the two clay liner options and not the HDPE Liner. The HDPE liner would need replacement in 20 years + or -, and a clay liner would last in perpetuity.
- After private conversations with Westra Consultants, staff asked for a scope amendment proposal to separate the project into two projects and make some extensive clarifications on pond related details.

Work with Texas Standard to negotiate the project scopes. This will include:

- Staff will solicit bids for dredging and sediment haul off from an outside contractor.
- Consultant will develop 2 sets of plans for 2 projects based on drawings included in the original bid set. It is anticipated this will take 8 weeks.
- **Project 1** – Negotiated scope and price based on Texas Standard’s Proposal. This project will only include construction items related to pond work. The project will only include clay liners with no HDPE liner option, and modified pond deepening at the south end of the pond. It is anticipated this project will take 6 months. Project 1 is not considered a bid, but a negotiated price since they were deemed best value by Competitive Sealed Proposal process.
- **Project 2** - Bid using Competitive Sealed Proposal as a new project, with a landscape contractor. This project will include all items in the landscape scope and will be constructed at the completion of Project 1. It is anticipated this project will take 6 months but will have limited road and site closures.
- The Resolution approves an amendment to Westra Consultants, LLC. to the original professional services contract, authorizing the City Manager to execute an agreement not to exceed \$96,800.

# Questions

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