



Legislation Details (With Text)

File #:	20-2014	Version:	1	Name:	
Type:	BENEFIT ASSESSMENT HEARINGS	Status:		Hearing Closed	
File created:	10/8/2020	In control:		Department of Public Works	
On agenda:	12/9/2020	Final action:		12/9/2020	
Title:	A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-636 which includes Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Drive and Phoenix Drive from Fair Oaks Avenue to Holly Hilly Drive; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with MACVAL Associates, LLC, lowest responsible bidder of seven - Not to exceed \$3,539,974.25 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,986,991.00), Water Capital Improvement D Fund (\$366,694.25), Water Capital Construction Fund (\$30,321.00), Wastewater Capital Improvement E Fund (\$139,729.00), and Wastewater Capital Construction Fund (\$16,239.00)				
Sponsors:					
Indexes:	11, 13				
Code sections:					
Attachments:	1. List, 2. Maps, 3. Resolution III, 4. Enhancement Evaluation Study, 5. Ordinance, 6. Resolution Construction Award				

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: December 9, 2020

COUNCIL DISTRICT(S): 11, 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Street Group 12-636 which includes Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Drive and Phoenix Drive from Fair Oaks Avenue to Holly Hilly Drive; and at the close of the hearing, authorize an ordinance levying benefit assessments; and a construction contract with MACVAL Associates, LLC, lowest responsible bidder of seven - Not to exceed \$3,539,974.25 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Funds) (\$2,986,991.00), Water Capital Improvement D Fund (\$366,694.25), Water Capital Construction Fund (\$30,321.00), Wastewater Capital Improvement E Fund (\$139,729.00), and Wastewater Capital Construction Fund (\$16,239.00)

BACKGROUND

Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive were funded in the 2012 Bond Program as Target Neighborhood Projects.

On December 11, 2013, City Council authorized a professional services contract with Civil Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive by Resolution No. 13-2068.

On May 23, 2018, City Council authorized Supplemental Agreement No. 4 to the existing engineering design contract with Civil Associates, Inc. for additional engineering services for the planned reconstruction of Holly Hill Drive from Phoenix Drive to Pineland Drive and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive by Resolution No. 18-0741.

This action will authorize the project, partial payment of costs by assessment, and a benefit assessment hearing. The improvements will consist of constructing a 22-foot and 33-foot wide concrete pavement with curbs, sidewalks, drive approaches, drainage, and water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements
2. Authorize a benefit assessment hearing
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction

This is the third and final step in the process.

Following are the locations for each project:

Street Group 12-636

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Holly Hill Drive from Phoenix Drive to Pineland Drive	13	\$1,107,347.65
Hughes Lane from Churchill Way to Lafayette Way	11	\$1,535,544.35
Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive	13	\$ 897,082.25

The following chart illustrates MACVAL Associates LLC contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	1	0	0
Active Projects	1	0	0
Change Orders	2	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

MACVAL Associates, LLC is a registered vendor with a business located within the corporate City limits of Dallas, Texas.

If this project is not awarded for construction at this time, the paving improvements will be delayed and cause additional cost for the City. In addition, field conditions may also change which will require modifications to the engineering design plans, requiring additional funding and time to address.

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	August 2020
Begin Construction	February 2021
Complete Construction	April 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 11, 2013, City Council authorized a professional services contract with Civil Associates, Inc. for the engineering design of three target neighborhood street improvement projects on Holly Hill Drive from Phoenix Drive to Pineland Drive, Hughes Lane from Churchill Way to Lafayette Way and Phoenix Drive from Fair Oaks Avenue to Holly Hilly Drive by Resolution No. 13-2068.

On May 23, 2018, City Council authorized Supplemental Agreement No. 4 to the existing engineering design contract with Civil Associates, Inc. for additional engineering services for the planned reconstruction of Holly Hill Drive from Phoenix Drive to Pineland Drive and Phoenix Drive from Fair Oaks Avenue to Holly Hill Drive by Resolution No. 18-0741.

On November 11, 2020, City Council authorized street paving, drainage, water and wastewater main improvements for Street Group 12-636; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law and a benefit assessment hearing to be held on December 9, 2020, by Resolution No. 20-1769.

Information about this item will be provided by memorandum to the Mobility Solutions, Infrastructure and Sustainability Committee on December 4, 2020.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
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Street and Transportation (A) Fund (2017 General Obligation Bond Funds)	\$2,986,991.00	\$0.00	\$0.00
Water Capital Improvement D Fund	\$ 366,694.25	\$0.00	\$0.00
Water Capital Construction Fund	\$ 30,321.00	\$0.00	\$0.00
Wastewater Capital Improvement E Fund	\$ 139,729.00	\$0.00	\$0.00
Wastewater Capital Construction Fund	\$ 16,239.00	\$0.00	\$0.00
Total	\$3,539,974.25	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$3,539,974.25	Construction	25.00%	35.76%	\$1,265,748.00
• This contract exceeds the M/WBE goal.				
• MACVAL Associates, LLC - Local; Workforce - 25.00% Local				

PROCUREMENT INFORMATION

The following seven bids with quotes were received and opened on September 18, 2020:

*Denotes successful bidder

Bidders**Bid Amount**

*MACVAL Associates, LLC 8500 North Stemmons Freeway Suite 5036 Dallas, Texas 75247	\$3,539,974.25
HQS Construction, LLC	\$3,620,736.80
SYB Construction Co, Inc.	\$3,671,592.30
AXIS Contracting, Inc.	\$3,845,051.00
DDM Construction Corp.	\$3,985,549.10
Jeske Construction Co.	\$3,992,055.00
Joe Funk Construction, Inc.	\$4,956,880.50

OWNER**MACVAL Associates, LLC**

Aloysius A. Attah, P.E., Owner

MAPS

Attached