



# Agenda Item Report

**Legislative Board:** City Council  
**Date:** September 17, 2024  
**Contact:** Kenneth Crawford, Project Manager  
**Agenda Item ID / Number:** 2024-788- / 1.2

**ITEM TITLE:** Deliberation and possible action to award Lone Star Sitework, LLC for the 2021 Bond Proposition A (Talley Loop Reconstruction Project (M-14)) for \$543,643.70, to authorize the City Manager to execute said contract, and to authorize a 10% construction contingency not to exceed \$54,364 (Bond Program Manager Kenny Crawford and Purchasing Manager AJ Goodson) [PUBLIC TESTIMONY]

## 1. EXECUTIVE SUMMARY

IFB FY24-276 was solicited and 4 bids were received and opened on August 29<sup>th</sup>. The low bid was from Lone Star Sitework at a value of \$534,643.70. The bid was reviewed in its entirety by the project engineer, K Friese & Associates, Inc and a recommendation of award was provided to City Staff. The City will execute the standard form of construction contract that has been approved by the City Attorney. A copy of which is attached for review and partially executed by the vendor.

Lone Star Sitework, LLC (LSS) is the low bidder for the project. LSS previously executed the downtown Main Street & RM 967 and the RM 967 Sidewalk from downtown to the Onion Creek Bridge. The staff's confidence in their proven capacity, competence, leadership, construction management, and bid make them the best company for this project.

## 2. BACKGROUND/HISTORY

This project and/or the planning and design elements and requirements are woven through multiple plans to include (linked to online files):

- The Comprehensive Plan
- Transportation Mobility Master Plan (TMMP)
- Unified Development Code
- FY 2024 CIP

**Background:** To capitalize on project type design resourcing, The City combined this project with the Middle Creek Drive Project for professional engineering and design services. The Project Charter was fully staffed and remains unchanged since approval and posting on July 18, 2022.

Success for this project is to execute a "full-depth road reconstruction from Cullen Boulevard north to where the road bends west toward Garlic Creek Drive" to provide a "pavement that meets lifecycle expectations." The project will be 100% within the existing curb and gutters with no taking of property or disturbance of existing driveways, landscape buffers, or irrigation.

## 3. ANALYSIS

In collaboration with K Friese & Associates, Inc. staff prepared IFB #24-276 Talley Loop

in collaboration with R. Friesse & Associates, Inc., staff prepared IFB #24-270 Valley Loop Rehabilitation Project and publicly advertised in the Hays Free Press on August 7<sup>th</sup> and 14<sup>th</sup>. The IFB was also posted on Public Purchase and BidNet. A non-mandatory pre-bid conference was held on August 19, 2024 at 10:00AM. 4 bids were received and opened on August 29<sup>th</sup> at 2:00PM.

The bids received were from: Aaron Concrete Contractors, LLC, Alpha Paving Industries, LLC, Blacksmith Ventures, LLC, & Lone Star Sitework, LLC. A detailed bid tabulation was created by the project engineer and is attached for review.

The number of calendar days within which the work is to be substantially completed is 90 calendar days and final completion within an additional 30 calendar days.

#### 4. FINANCIAL IMPACT

KFA's (Design Engineer) Opinion of Probable Construction Costs (OPCC) for the project is \$606,700.00. Four construction companies responded to the Invitation For Bid (ranked from low to high bid):

Name	Amount	% of OPCC	Delta
LoneStar Sitework, LLC	\$534,643.70	88.12%	+\$72,056.30
Blacksmith Ventures, LLC	\$662,132.00	109.14%	-\$55,432.00
Alpha Paving Industries, LLC	\$764,313.00	125.98%	-\$157,613.00
Aaron Concrete Contractors, LLC	\$804,517.00	132.61%	-\$197,817.00

The cost avoidance realized in the competitive bid process provides financial flexibility to accommodate an up to 13% project contingency.

The total value of the presented contract is \$543,643.70

#### 5. STRATEGIC PLAN/GOALS

IMPROVED MOBILITY

#### 6. STRATEGIC PLAN OBJECTIVES

Upgrade the quality of City streets

#### 7. PROS AND CONS

Pro:

- Lone Star Sitework LLC is a trusted construction partner with prior results in the heart of downtown
- This project will set the conditions for traffic control, stakeholder engagement, public awareness, and construction management best practices in near-future like-type projects to include Middle Creek Drive, Old Black Colony Road, and West Goforth Road

Cons:

- This project will have ~200 linear feet of road that will not be full-depth reconstruction due to a future wastewater CIP project on the southern end of the limit of construction

#### 8. ALTERNATIVES

The City Council may elect to reject the staff and consultant's recommendation and:

- award it to one of the other three bidders, with justification for rejecting the staff-determined lowest responsive bid, and eliminate the cost avoidance and potential savings to apply to

other Proposition A projects

- readvertise the project and risk the competition of bidding or receive none at all

#### **9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION**

Authorize the City Manager to execute the construction contract with Lone Star Sitework, LLC for amount not to exceed \$534,643.70 and to manage a 10% project construction contingency not to exceed \$53,464.

#### **Attachments:**

[Talley Loop Bid Award Recommendation 09.17.24.pdf](#)

[Memorandum for Record \(Recommendation of Selection of LoneStar Sitework, LLC for Talley Loop Reconstruction\).pdf](#)

[Supplemental Docs - linked document.pdf](#)