



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Cassey Ogden
DATE: July 16, 2024

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Sundt Construction, Inc., for pre-construction services of the Mingo Ruddell Roadway and Quiet Zone project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8490 – awarded to Sundt Construction, Inc., in the not-to-exceed amount of \$585,000.00). [The Public Utilities Board recommends approval \(5 - 1\).](#)

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

The Mingo Ruddell Roadway and Quiet Zone project is associated with the 2023 Bond Program located in the Texas Woman’s University area and surrounding residential neighborhoods. The project scope includes approximately 15,500 linear feet of roadway reconstruction (to include storm drainage improvements and pedestrian/bicycle improvements); 8,600 linear feet of 6-inch through 12-inch water main replacement; 4,800 linear feet of 8-inch through 15-inch wastewater main replacement; drainage study; sidewalk enhancements; and various lighting improvements. In addition, there will be one (1) new railroad crossing for Ruddell Road at Union Pacific Railroad (UPRR) and six (6) existing railroad crossings to be either upgraded or closed to create the Mingo-Quiet Zone.

This project is being delivered as a Construction Manager at Risk (CM@R) project for horizontal construction. This delivery method leans heavily on collaboration among the City, the design engineer, and the CM@R during the design process to allow for the best schedule coordination, cost modeling, and community engagement.

The purpose of this contract is for Sundt Construction, Inc. to provide preconstruction services during the design phase for constructability review of the design as it is developed in collaboration with the City of Denton, and the design consultant Kimley-Horn and Associates, Inc. After the design is finalized, staff will request the Public Utilities Board and City Council to approve a subsequent contract with Sundt Construction, Inc. for construction phase services of Neighborhood 2 & 6.

Request for Proposals was sent to 613 prospective suppliers of this item. including 42 Denton firms. In addition, specifications were placed on the Procurement website for prospective suppliers to download and

advertised in the local newspaper. Four (4) proposals were received, references were checked, and proposals were evaluated based upon published criteria including qualifications and experience, project specific delivery approach, pre-construction phase services approach, safety, quality assurance and control, CMAR preconstruction fee, CMAR construction fee, and CMAR general conditions cost. Based upon this evaluation, Sundt Construction, Inc. was ranked the highest and determined to be the best value for the City.

NIGP Code Used for Solicitation:	913 - (Service Only) - Construction Services, Heavy (Incl. Maintenance and Repair Services)
Notifications sent for Solicitation sent in IonWave:	613
Number of Suppliers that viewed Solicitation in IonWave:	14
HUB-Historically Underutilized Business Invitations sent out:	64
SBE-Small Business Enterprise Invitations sent out:	192
Responses from Solicitation:	4

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On July 8, 2024, the Public Utilities Board (PUB) recommended this item to the City Council for consideration.

RECOMMENDATION

Award a contract with Sundt Construction, Inc., for pre-construction services of the Mingo Ruddell Roadway and Quiet Zone project for the Capital Projects Department, in the not-to-exceed amount of \$585,000.

PRINCIPAL PLACE OF BUSINESS

Sundt Construction, Inc.
Irving, TX

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval of the design and CM@R contracts with a projected completion date of Q4 2027, subject to change due to coordination with state and federal entities.

FISCAL INFORMATION

This contract will be funded from Streets/Traffic G.O. account 360180467.1360.21100. Requisition #165401 has been entered into the Purchasing software system in the amount of \$495,000. The budgeted amount for this item is \$585,000.

EXHIBITS

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Pricing Evaluation
- Exhibit 3: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Tracy L. Beck, 940-349-8925.

Legal point of contact: Marcella Lunn at 940-349-8333.