Agenda \# $\qquad$ 10

Item:<br>Construction Contract Award to United Materials of Great Falls: Downtown Streetscape Expansion (CTEP), Office File 1508.3<br>From: Planning \& Community Development Department<br>Initiated By: Business Improvement District<br>Presented By: Craig Raymond, P\&CD Director<br>Action Requested: Consider Bids and Award Construction Contract

## Suggested Motion:

1. Commissioner $\qquad$ moves:
"I move the City Commission (award/not award) a contract in the amount of $\$ 857,878.70$ to United Materials of Great Falls, Inc. for Bid Schedule 4 of the Downtown Streetscape Expansion project, contingent upon Montana Department of Transportation concurrence, and authorize the City Manager to execute the necessary documents."
2. Mayor Kelly requests a second to the motion, Commission discussion, public comment, and calls for the vote.

Staff Recommendation: Approve construction contract award.
Summary: Approved for Community Transportation Enhancement Program (CTEP) funding by the City Commission in 2009, the Downtown Streetscape Expansion project will install streetscape improvements in downtown Great Falls, matching and extending the current streetscape features on Central Avenue.

The project, also referred to by the State as "Sidewalks $1^{\text {st }}$ Ave S-GTF", was put on hold until priority areas for improvements could be identified and full funding could be secured. In April 2013, using federal transportation planning funds, the Planning \& Community Development Department completed the Downtown Streetscape, Access and Circulation Study. One component of the Study was to provide guidance for streetscape improvements. This guidance was then used to identify those areas where investment would be most beneficial, and would tie directly into the existing streetscape.

With supplemental CTEP allocations approved in 2013 and 2014, with Business Improvement District (BID) matching dollars committed, and with supplemental Tax Increment Financing (TIF) funding, the project was ready to move to design in late 2014. A consultant engineering
firm, NCI Engineering, was hired in February 2015 to design the project and perform inspection services during construction.

Bids for the construction were opened on February 17, 2016. The low bid from United Materials was $3.7 \%$ lower than the engineer's estimate, with the other four bids ranging from $21 \%$ to $42 \%$ higher. After reviewing the bids, the project engineer, NCI Engineering, has determined United Materials' bid to be responsive and valid, and recommends award to the low bidder.

## Background:

Significant Impacts
Downtown Great Falls has an incomplete streetscape, and many stretches of sidewalk in substandard condition. The Business Improvement District is committed to improving downtown through providing the majority of the project's matching dollars, and the project will improve as many areas as possible within the project budget. In addition to replacing deteriorating City infrastructure, the project will improve the downtown visitor experience from both a driving and pedestrian viewpoint. It will also extend the downtown identity on Central Avenue from $7^{\text {th }}$ Street eastward to $9^{\text {th }}$ Street.

## Workload Impacts

NCI Engineering is under contract to provide engineering services for the project, including inspection during construction. The Great Falls Traffic Division will remove and re-set parking meters, as well as establish parking space striping, after the project is complete. City Planning \& Community Development Department staff administers the CTEP program and will perform project administration duties, including acting as the City's project manager.

## Purpose / Project Work Scope

The Downtown Access, Circulation and Streetscape Study identified priority areas for expansion of the streetscape, radiating from the core streetscape of Central Avenue. As Priority 1, it identified "The side streets spurring from Central Avenue have the locational advantage to build off the momentum and success already occurring on Great Falls' primary downtown street. The first block north and south of Central on each of these streets offer the potential to incorporate streetscape design strategies to encourage increased activity in the downtown core that can radiate progress to the east and west streets over time." For the same reasons, Priority 2 is an extension of Central Avenue eastward from $7^{\text {th }}$ Street, with Priority 3 being the east-west retail avenues.

Based upon the recommendations in the Study, this contract will install new sidewalks, decorative brick concrete, street trees and period lighting along the locations shown on Exhibit A.

## Staff Recommendation

The project was bid with four bid schedules, in order to be able to expend the full amount of available federal CTEP dollars. Because the low bid was competitive, budgeted dollars will allow funding of the full work. To that end, City staff recommends awarding the construction contract to the low bidder, United Materials of Great Falls, in the amount of $\$ 857,878.70$ for Schedule 4, contingent upon Montana Department of Transportation concurrence.

Fiscal Impact: The attached bid tabulation summarizes bids that were received. If awarded, the $\$ 857,878.70$ contract will be funded through $\$ 742,751.38$ in federal CTEP dollars; \$77,627.32 from the Business Improvement District; and, \$37,500 in Tax Increment Financing District (TIFD) funds. Except for the above special funding sources, no other City funds would be used for the project.

Alternatives: The City Commission could vote to deny award of the construction contract.

## Exhibits:

A. Project Vicinity Map
B. Tabulation of Bids


City of Great Falls Downtown Streetscape Expansion


