



Date of Council Meeting: March 25, 2014

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Awarding the construction contract for the Downtown Improvements – Loudoun Street Waterline, Harrison Street to East Market Street project to Deborn Construction, Inc. in the amount of \$198,889.98.

Staff Contact: Renée LaFollette, P.E., Director of Capital Projects
Walid Quttaineh, Project Manager for Construction & Engineering
Kathy Elgin, Chief Procurement Officer, Finance Department

Recommendation: Awarding the construction contract for the Downtown Improvements – Loudoun Street Waterline, Harrison Street to East Market Street project to DeBorn Construction, Inc. in the amount of \$198,889.98.

Fiscal Impact: The Downtown Improvements project is a funded project in the current Capital Improvements Program (CIP). No additional funding is needed.

Issue: Should Town Council award a construction contract for the Downtown Improvements – Loudoun Street Waterline, Harrison Street to East Market Street project?

Background: The Downtown Improvement project is a funded capital improvement project in the Fiscal Year 2014-2019 CIP. This phase of the project includes the replacement of waterline on Loudoun Street between Harrison Street and the “Y” at East Market Street.

In response to a public solicitation for the construction of the Downtown Improvements – Loudoun Street Waterline, Harrison Street to East Market Street project, the Town received six bids on March 18, 2014 as follows:

• DeBorn Construction, Inc.	\$ 198,889.98
• Fuog/Interbuild	\$ 214,371.00
• Arthur Construction Company, Inc.	\$ 257,650.00
• Sagres Construction	\$ 297,720.00
• Utilities Unlimited	\$ 301,400.00
• Madigan Construction Inc.	\$ 354,355.00

The bids were evaluated by the Director of the Office of Capital Projects and the Chief Procurement Officer in accordance with the Town’s Procurement Policy. DeBorn Construction, Inc. of Dale City, Virginia was determined to be the lowest responsive and responsible bidder.

This is a unit price contract. The estimated quantities multiplied by the unit price have established the not to exceed contract price. Change order procedures are detailed in the bid specifications.

Construction is anticipated to begin in late April 2014 and be completed by early summer.

Attachment: Downtown Improvements CIP Sheet

GENERAL GOVERNMENT PROJECTS (continued)

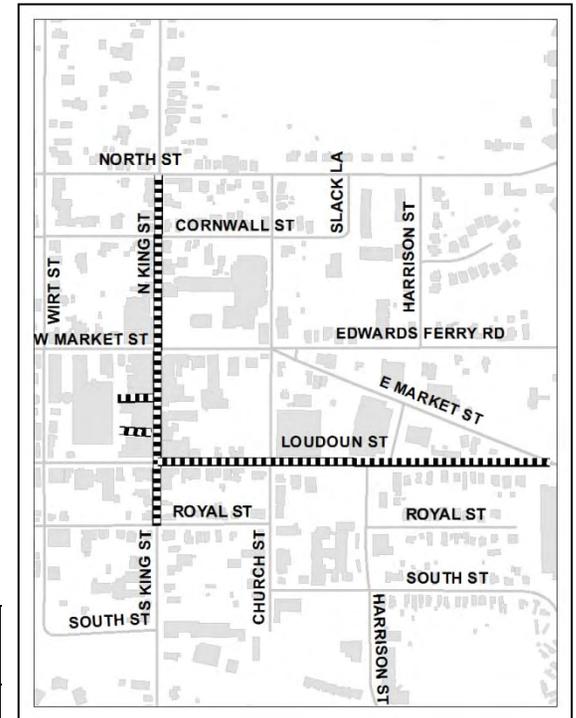
TITLE: Downtown Improvements (10304)
STATUS: Ongoing

PROGRAM DESCRIPTION: The Downtown Improvements project encompasses both public improvements and public-private partnerships to make the downtown a more vibrant area. The individual improvements projects will be completed in phases. The improvements include adding, improving, and/or widening sidewalks; improving and adding crosswalks; improving gateways into the downtown area; and adding street trees and furniture. Dominion Virginia Power removed the utility pole from the East End Triangle area at no cost to the Town. The improvements will be coordinated with the Downtown Street Lighting project (07309). Phase I of this project includes improvements to Loudoun Street between South King Street and East Market Street; King Street between North Street and Royal Street; walkways connecting the Town parking garage to South King Street; and the intersection of East Market Street and Loudoun Street. Phase II will include other improvements identified during the initial master planning. The priority for the Phase II projects will be established by additional public input.

UTILITY RELOCATION START DATE: Summer 2012

CONSTRUCTION START DATE: Summer 2012

ESTIMATED COMPLETION DATE: Summer 2019



Sources:	Total Required Project Funding	Funded through 6/30/13							TOTAL for 6-Yr CIP	Future Funds Required	
			2014	2015	2016	2017	2018	2019			
Bonds	\$4,975,000	\$1,500,000	\$1,150,000	\$1,325,000				\$200,000	\$800,000	\$3,475,000	
Capital Projects											
Fund Cash	300,000			300,000						300,000	
TOTAL	\$5,275,000	\$1,500,000	\$1,150,000	\$1,625,000				\$200,000	\$800,000	\$3,775,000	

PLANNED EXPENDITURES

Uses:	Total Project Cost	Exp through 6/30/13							TOTAL for 6-Yr CIP	Future Funds Required	
			2014	2015	2016	2017	2018	2019			
Land	\$100,000	\$25,000	\$25,000					\$50,000		\$75,000	
Design/Eng.	825,000	550,000	100,000	\$25,000				\$150,000		275,000	
Utility Reloc.	150,000	50,000	100,000							100,000	
Construction	4,200,000	875,000	925,000	1,600,000					800,000	3,325,000	
TOTAL	\$5,275,000	\$1,500,000	\$1,150,000	\$1,625,000				\$200,000	\$800,000	\$3,775,000	

Operating/Maintenance:	2014	2015	2016	2017	2018	2019	TOTAL for 6-Yr CIP
Maintenance	\$2,000	\$4,000	\$5,000	\$5,000	\$5,000	\$5,000	\$26,000

OPERATING IMPACT: Minimal increased maintenance of the improvements

GOAL ADDRESSED:

2012 Town Plan

Economic Development Objective 1 encourages promotion of economic development, specifically by building on the role of the Downtown area as an activity center.

PRESENTED MARCH 25, 2014

RESOLUTION NO. 2014-

ADOPTED _____

A RESOLUTION: AWARDING THE CONSTRUCTION CONTRACT FOR THE DOWNTOWN IMPROVEMENTS - LOUDOUN STREET WATERLINE, HARRISON STREET TO EAST MARKET STREET PROJECT TO DEBORN CONSTRUCTION, INC. IN THE AMOUNT OF \$198,889.98.

WHEREAS, the Downtown Improvement Project is a funded Capital Project; and

WHEREAS, this phase of the Downtown Improvement Project includes replacement of the waterline on Loudoun Street from Harrison Street to the “Y” at East Market Street, and

WHEREAS, in response to public solicitation for bids for construction of the Downtown Improvements - Loudoun Street Waterline, Harrison Street to East Market Street project, the Town received bids on March 18, 2014 from the following firms:

- | | |
|-------------------------------------|---------------|
| • DeBorn Construction, Inc. | \$ 198,889.98 |
| • Fuog/Interbuild | \$ 214,371.00 |
| • Arthur Construction Company, Inc. | \$ 257,650.00 |
| • Sagres Construction | \$ 297,720.00 |
| • Utilities Unlimited | \$ 301,400.00 |
| • Madigan Construction Inc. | \$ 354,355.00 |

WHEREAS, the bids were evaluated by the Director of the Office of Capital Projects and the Chief Procurement Officer in accordance with the Town Procurement Policy; and

WHEREAS, DeBorn Construction, Inc. was determined the lowest responsive and responsible bidder; and

WHEREAS, this is a unit price contract and the estimated quantities multiplied by the unit price have established the not to exceed contract price; and

WHEREAS, change order procedures are detailed in the bid specifications; and

WHEREAS, no additional funding is needed to award this contract.

A RESOLUTION: AWARDING THE CONSTRUCTION CONTRACT FOR THE DOWNTOWN IMPROVEMENTS - LOUDOUN STREET WATERLINE, HARRISON STREET TO EAST MARKET STREET PROJECT TO DEBORN CONSTRUCTION, INC. IN THE AMOUNT OF \$198,889.98.

THEREFORE, RESOLVED by the Council of the Town of Leesburg in Virginia that:

The Town Manager is authorized to execute a contract in a form approved by the Town Attorney with DeBorn Construction, Inc. in the amount of \$198,889.98 for the construction of the Downtown Improvements - Loudoun Street Waterline, Harrison Street to East Market Street.

PASSED this _____ day of _____, 2014.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council