



Date of Council Meeting: March 24, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: Awarding the construction contract for the Downtown Improvements Project for Loudoun Street from Church Street to East Market Street.

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

Council Action Requested: Award the construction contract to Madigan Construction Inc. in the amount of \$817,731 for the Downtown Improvements Project for Loudoun Street from Church Street to East Market Street to Madigan Construction Inc.

Staff Recommendation: It is recommended that Town Council award a construction contract to Madigan Construction Inc. in the amount of \$817,731 for the Downtown Improvements Project for Loudoun Street from Church Street to East Market Street.

Commission Recommendation: None.

Fiscal Impact: This is an approved project in the current Fiscal Year 2014-2019 Capital Improvements Program (CIP). The project has a balance of \$930,886 available for construction of this phase of the Downtown Improvements project. No additional funding is needed.

Executive Summary: The Downtown Improvements project has been constructed in multiple phases to include (1) Loudoun Street from King Street to Church Street; (2) King Street from Loudoun Street to Royal Street; (3) the east side of King Street from the Courthouse to Loudoun Street; and (4) the Alley and East End Triangle projects.

This section of Loudoun Street, from Church Street to the East End Triangle, will include street, sidewalk and curb and gutter improvements. This is part of the overall master plan for the downtown improvements that was approved by Town Council Motion 2010-007 on September 14, 2010.

Background: The Downtown Improvement project was added to the Fiscal Year 2010 – 2014 CIP. There have been numerous community and Town Council meetings associated with this project to develop the enhancements that are included as part of the Downtown Improvements. This section of Loudoun Street is one phase of the full project. The Loudoun Street – Church to East Market Street phase includes reconstruction of Loudoun Street with new curb and gutter, brick sidewalk, tree pits, improved safety and aesthetics of the culvert crossing near Market Station, and improving and adding crosswalks.

Awarding the construction contract for the Downtown Improvements - Loudoun Street, from Church Street to East Market Street project.

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In response to a public solicitation for the construction of the Downtown Improvements Project for Loudoun Street from Church Street to East Market Street project, the Town received two bids on March 10, 2015 as follows:

- Madigan Construction Inc. \$ 817,731.00
- Jeffrey Stack Inc. \$1,619,063.00

The bids were evaluated by the Director of the Department of Capital Projects and the Chief Procurement Officer in accordance with the Town's Procurement Policy. Madigan Construction Inc. of Leesburg, 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 spring 2015 and be completed in late fall 2015.

Attachments: CIP Sheet - Project 10304
Draft Resolution

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 improvement 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. The improvements will be coordinated with the Downtown Street Lighting project (07309).

Phase II of this project includes improvements to Loudoun Street between South King Street and East Market Street. Phase III includes improvements to King Street between North Street and Royal Street. Phase I included improved walkways connecting the Town parking garage to South King Street and improvements to the intersection of East Market Street and Loudoun Street. Future phases will include other improvements identified during the initial master planning. The priority for these projects will be established by additional public input.

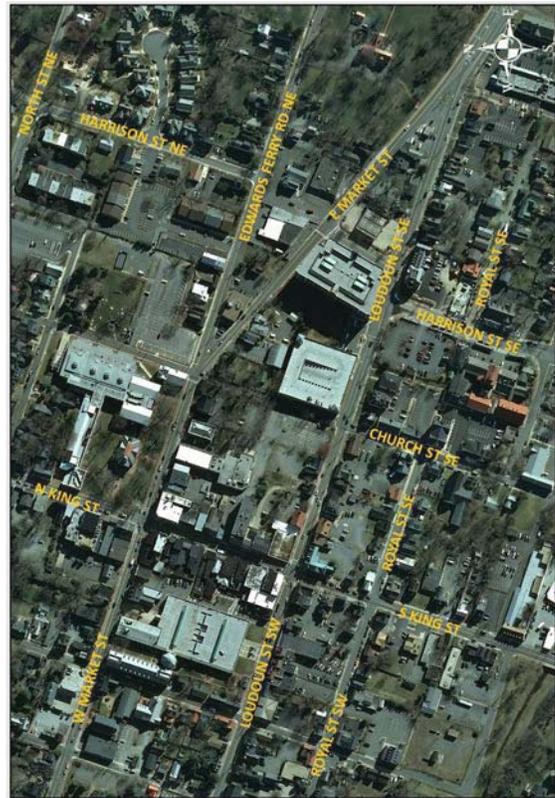
OPERATING IMPACT: Minimal increased maintenance of the improvements.

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.

Significant Dates

UTILITY RELOCATION START	CONSTRUCTION START	ESTIMATED COMPLETION
Summer 2012	Summer 2012	Summer 2019



Funding Sources

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

Planned Uses

Uses	Total Project Cost	Expended through 6/30/13	Year						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/Engineering	825,000	550,000	100,000	25,000	—	—	—	150,000	275,000	—
Utility Relocation	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 Uses	\$ 5,275,000	\$ 1,500,000	\$ 1,150,000	\$ 1,625,000	—	—	—	\$ 200,000	\$ 800,000	\$ 3,775,000

Operating Impact

Operating/Maintenance	2015	2015	2016	2017	2018	2019	Total for 6 Yr CIP
General Maintenance	\$ 2,000	\$ 4,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 26,000

A RESOLUTION: AWARDING THE CONSTRUCTION CONTRACT FOR THE DOWNTOWN IMPROVEMENTS - LOUDOUN STREET, FROM CHURCH STREET TO EAST MARKET STREET PROJECT TO MADIGAN CONSTRUCTION INC. IN THE AMOUNT OF \$817,731.00.

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

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 Madigan Construction Inc. in the amount of \$817,731.00 for the construction of the Downtown Improvements Project for Loudoun Street from Church Street to East Market Street.

PASSED this _____ day of _____, 2015.

Kristen C. Umstattd, Mayor
Town of Leesburg

ATTEST:

Clerk of Council