

## Legislation Text

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File #: 15-5722, Version: 1

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### North Tryon Street Business Corridor Project

#### Action:

- A. Award a contract in the amount of \$9,667,225.78 to the lowest responsive bidder Sealand Contractors Corp. for the construction of the North Tryon Street Business Corridor project, and**
- B. Adopt a budget ordinance appropriating \$4,300,000 from existing appropriations in the General Community Investment Plan.**

#### **Staff Resource(s):**

Mike Davis, Engineering and Property Management  
Tom Russell, Engineering and Property Management

#### **Explanation**

- The North Tryon Street Business Corridor Project was initially funded in the 2010 transportation bond referendum, in amount of \$9.5 million. Planning for the project began in 2011 to develop the original project concept that envisioned improvements along the existing North Tryon corridor between Dalton Avenue and 30<sup>th</sup> Street.
- After the design study was completed and significant engagement with property and business owners, it was determined that the preferred concept was a "one-way pair" option. This option would construct new inbound lanes on Church Street (approximately 0.75 additional mile of roadway improvements), allowing the project to better utilize existing right-of-way, reduce right-of-way costs, reduce impacts to businesses, and additional frontage area for revitalization.
- In 2014, as project design neared completion, the cost estimate was revised, and the project budget was increased by \$3.5 million to a revised total project cost of \$13 million.
- In 2016, as real estate acquisition neared completion, it was determined that the real estate costs greatly exceeded the estimates initially established in 2014. An additional \$3 million was recently appropriated in the FY 2018 budget to account for the increase in real estate costs, in addition to construction and utility cost adjustments. This increased the project budget to \$16 million.

#### Action A

- The North Tryon Street Business Corridor Project will rebuild Tryon Street to include the one-way pair component and many included improvements, such as crosswalks, sidewalks, planting strips, decorative lighting, bike lanes, and street trees from Dalton Avenue to 30th Street (approximately 0.9 of a mile in length).
- The project will follow the Greenroads certification process, similar to LEED for buildings, which quantifies roadway sustainability and awards points for sustainable practices.
- On March 31, 2017, the City issued an Invitation to Bid; four bids were received from interested service providers.

- Sealand Contractors Corp. was selected as the lowest responsive, responsible bidder.
- The project is anticipated to be complete by first quarter 2020.

#### Action B

- The \$4.3 million in additional funding will be appropriated to the North Tryon Street Business Corridor Project and it will provide funding for:
  - Higher than anticipated construction cost (\$2.64 million)
  - Increases in project costs: staff cost, construction administration, survey, testing, inspection, landscaping, lighting and signals (\$910,000)
  - Anticipated cost increases to complete real estate acquisition and utility relocation (\$750,000)
- The additional funding will come from the Northeast Corridor Infrastructure program (NECI) within the City's General Community Investment Plan and will be repaid after the November 2018 bond referendum. No projects within NECI will be delayed as a result of this action.
- Upon City Council approval, this additional appropriation will result in a total project budget of \$20.3 million.

#### **Charlotte Business INclusion**

Established SBE Goal: 22.00%

Committed SBE Goal: 17.65%

Sealand Contractors Corp. failed to meet the established SBE subcontracting goal, but has earned the required Good Faith Efforts (Part C: Section 5 of the Charlotte Business INclusion Policy). Sealand Contractors Corp. has committed 17.65% (\$1,688,738) of the total contract amount to the following certified firms (Part B: Section 3 of the Charlotte Business INclusion Policy):

- Streeter Trucking, Inc. (SBE, MBE) (\$1,192,597) (hauling)
- On Time Construction (SBE, MBE) (\$334,245) (masonry)
- A-1 Precision Fence Company, Inc. (SBE) (\$118,865) (fence installation)
- The LS Group, LLC (SBE, MBE) (\$38,711) (erosion control)
- R&N Construction Group, LLC (SBE, WBE) (\$4,320) (retaining wall)

Established MBE Goal: 5.00%

Committed MBE Goal: 16.36%

Sealand Contractors Corp. exceeded the established MBE subcontracting goal, and has committed 16.36% (\$1,565,553) of the total contract amount to the following certified MBE firms (Part B: Section 3 of the Charlotte Business INclusion Policy):

- Streeter Trucking, Inc. (SBE, MBE) (\$1,192,597) (hauling)
- On Time Construction (SBE, MBE) (\$334,245) (masonry)
- The LS Group, LLC (SBE, MBE) (\$38,711) (erosion control)

A further detailed write-up of Sealand Contractors Corp's Good Faith Efforts is attached.

#### **Fiscal Note**

Funding: Transportation Community Investment Plan

**Attachment(s)**

Map  
Good Faith Efforts  
Budget Ordinance