

## Legislation Text

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**File #:** BILL NO. 18-103, **Version:** 1

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An ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri, and Emery Sapp & Sons, Inc., in the amount of \$1,566,276.75 for the construction of NW Ward Road from NW Tudor Road to NW Blue Parkway. (RFQ No. 49832272-DB).

(Note: First reading by Council on June 28, 2018. Passed by unanimous vote.)

### Issue/Request:

An ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri, and Emery Sapp & Sons, Inc., in the amount of \$1,566,276.75 for the construction of NW Ward Road from NW Tudor Road to NW Blue Parkway. (RFQ No. 49832272-DB).

### Key Issues:

- 1) The NW Ward Road project, from NW Tudor Rd to NW Blue Pkwy, was authorized by Council in June 2017 as part of the FY 2018 - FY 2022 Capital Improvement Plan (CIP).
- 2) The project will be funded from 2007 CIP Sales Tax Renewal for road projects.
- 3) City Staff issued RFQ 49832272-DB to conduct a Qualification Based Selection for design-build services, in accordance with state statutes and local procurement Policies.
- 4) The team of Emery Sapp and Sons with Shafer Kline Warren was selected for the project and satisfactorily conducted negotiations for the scope and fee with City Staff.
- 5) The design-build process is a two phase process. Phase 1 (the design) is complete, and this request is for the Phase 2 construction contract.

### Proposed City Council Motion:

MOTION: I move for adoption of an ordinance authorizing the execution of an agreement by and between the City of Lee's Summit, Missouri, and Emery Sapp & Sons, Inc., in the amount of \$1,566,276.75 for the construction of NW Ward Road from NW Tudor Road to NW Blue Parkway. (RFQ No. 49832272-DB).

### Background:

The project will improve capacity and safety of this arterial corridor and will support economic growth in the area. The improvements are recommended in the Thoroughfare Master Plan to address existing and long term traffic operational demand. The improvements also support various City policies, standards and ordinances such as American with Disabilities Act and Street Light Policy. The construction will complete the four lane arterial section of Ward Road between Chipman Road and north to Blue Pkwy. Two new northbound lanes will be added while the existing two lanes of pavement will become the southbound lanes. Additionally, a traffic signal will be built at the intersection of Ward and Tudor, street lights will be installed along the corridor and accommodations for left turn lanes and access management will be constructed where appropriate.

The work has also been phased to proceed in various stages. As part of this agreement, this contract will build the roadway, storm sewer and a signal at Ward and Tudor based on the condition that future development will perform additional work. Due the uncertain nature of proposed development work, driveway locations, and

traffic demands, it seemed unreasonable at this time to either overbuild facilities or install infrastructure that may be significantly altered by development. Future development will be responsible to install the necessary sidewalks and trails along the road. If additional traffic studies warrant more improvements, future development may have to upsize turn lanes and install additional traffic signals as needed.

Public Works issued RFQ 49832272-DB. The RFQ was advertised in the City website and [www.PublicPurchase.com](http://www.PublicPurchase.com). Engineering firms were notified by Public Purchase for access to the documents. Four teams submitted statements of qualifications prior to the August 18, 2017 closing date. All submittals were evaluated by an evaluation team composed of five staff members from Public Works. This RFQ was to qualify a team for both phases of the design-build services.

The Design-Build process was chosen for this project because of the potentially time sensitive nature of the project and the amount of control the City has over outside influences. The to economic development and traffic operations purposes of this project are time sensitive due to changes in the corridor that have accelerated the need for the improvements. Moreover, City already has control of the corridor because the right of way has already been dedicated, preliminary grading has been completed, and utility conflicts are limited to a recent telecom/data fiber installation in the right of way.

Timeline:

Start: Aug 2018

Finish: Mar 2019

Recommendation: Staff recommends approval.