



City of Dublin

Office of the City Manager

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Memo

To: Members of Dublin City Council
From: Marsha I. Grigsby, City Manager *MLA*
Date: December 5, 2013

Initiated By: Paul A. Hammersmith, P.E., Director of Engineering/City Engineer
Kenneth B. Richardson, P.E., P.S., Engineering Manager – Design

Re: Resolution 74-13 - Emerald Parkway - Phase 8 - Bid Acceptance

Summary

On November 21, 2013, six (6) bids were received, publicly opened and read for the Emerald Parkway - Phase 8 project, which will extend from Billingsley Creek, cross Bright Road, and connect to Riverside Drive. Specifically, this segment of Emerald Parkway involves the construction of approximately 5,500 feet of 4-lane boulevard consisting of a multi-lane modern roundabout (at Bright Road), curb and gutter, median, on-roadway sharrows, asphalt shared-use path, AEP duct and vault system, water main extension, sanitary sewer extension, storm sewers, precast reinforced concrete arch culvert (28 foot x 10 foot rise over Billingsley Creek) including precast headwalls and wing walls, dry-laid stone wall, and LED street lights.

While the first phase of Emerald Parkway was constructed in 1996, and six other phases have subsequently been constructed over the past 18 years (see attached summary), this is the last phase to be constructed, completing this 5.6-mile roadway extending through Dublin at a total cost (including design, acquisition, utilities and construction) of approximately \$62,000,000. The completion of Emerald Parkway from Billingsley Creek to Riverside Drive is a significant milestone for Dublin. This last phase will provide greater transportation network options east of the Scioto River, while facilitating a balance of greater access to area neighborhoods and an expected reduction in through traffic on local roads. The on-roadway sharrows, shared-use paths and sidewalks will improve bicycle and pedestrian connectivity and movement throughout this area.

This final phase of Emerald Parkway, just over one mile in length, will open up nearly 115 acres of land for commercial development with I-270 visibility and Sawmill interchange access. This is the largest, undeveloped, contiguous piece of I-270 commercial frontage left in the region. This final connector will provide increased mobility from Sawmill to Tuttle for many businesses and employees in Dublin, including those housed along Emerald Parkway like Cardinal Health, Verizon, IGS Energy, CareWorks, and more. Currently, 9 of the City's 30 largest employers have an Emerald Parkway address, showcasing the economic power of this I-270-parallel roadway.

Over the past several years, the acquisition of necessary right-of-way and easements has occurred from 18 parcels along the roadway alignment from 15 property owners. In total for the project, approximately 13.7 acres of right-of-way and 4.6 acres of easements have been acquired at a cost of \$4,357,910. As a result of these acquisitions, ten structures have been removed (five on JenMar Court and five on Bright Road) on properties that were negotiated with the owners as total parcel acquisitions.

The Engineer’s estimate for the construction of Phase 8 is \$11,000,000.00. Funds for this project are budgeted in the 2013 Capital Improvement Program from the McKittrick Tax Increment Financing (TIF) Fund and, to the extent available, the Kroger Centre TIF and the Lifetime Fitness TIF Funds. The City has also been awarded a \$900,000 Roadwork Development Program (629) grant from the Ohio Department of Development Grant Fund for this roadway extension. Additionally, American Electric Power (AEP) will reimburse the City approximately \$600,000 for work associated with constructing an underground duct and vault system that will be used in the future to supply electric power along the Emerald Parkway – Phase 8 corridor. George J. Igel & Company, Inc. submitted the lowest and best bid of \$7,743,856.11. Staff has reviewed all bids and a summary of the bids is listed below.

Bidder	Bid as Read	Bid as Read Over (+) or Under (-) Engineer’s Estimate	Corrected Bid
George J. Igel & Company, Inc.	\$7,743,856.11	-29.6%	
Trucco Construction Co., Inc.	\$8,759,369.85	-20.4%	\$8,759,539.05
Mark Schaffer Excavating & Trucking, Inc.	\$9,186,433.20	-16.5%	
R. B. Jergens Contractors, Inc.	\$10,199,808.17	-7.3%	
Complete General Construction Co.	\$10,568,220.50	-3.9%	
Mountaineer Contractors Inc.	\$13,168,509.05	+19.7%	\$13,168,519.60

For Council’s reference and review, a reduced set of project construction drawings has been placed in the Council Planning Room.

Staff anticipates the road construction to commence in early January 2014. The burial/relocation of utilities along Bright Road at the proposed roundabout is expected to commence this month and be completed by February 2014. Blasting of bedrock along the roadway alignment (as necessary) will be permitted and closely monitored by Engineering staff. It appears the contractor intends to crush the excavated rock and reuse it as pipe trench backfill and roadway base, if it complies with the contract specifications.

Bright Road will remain open to traffic for the duration of the construction. In May/June 2014, Bright Road will be connected to existing Emerald Parkway south of Lifetime Fitness (south of Hard Road). Traffic traveling east bound on Bright Road past Macbeth Drive will be routed north to Hard Road on Emerald Parkway to allow for the majority of the proposed Bright Road/Emerald Parkway roundabout to be constructed. Likewise, access to Bright Road will be maintained from Emerald Parkway south of Hard Road. This access will be limited to local traffic only to prevent through traffic from using Bright Road as an alternate route. The scheduled completion date for the project is November 20, 2014.

Recommendation

Staff has thoroughly reviewed the bid from George J. Igel & Company, Inc. Previous experience with George J. Igel & Company, Inc. has been more than favorable, including the construction of

the Hyland-Croy Road/Brand Road and Brand Road/Coffman Road roundabouts this year. The execution of their work has been exceptional with numerous activities necessary to perform the project being well planned, coordinated, and completed.

Staff recommends Council approval of Resolution No. 74-13 accepting as lowest and best the bid of George J. Igel & Company, Inc. in the amount of \$7,743,856.11 and authorizing the City Manager to enter into a contract with George J. Igel & Company, Inc. for this project.

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc. Form No. 30045

Resolution No. **74-13** Passed _____, 20____

A RESOLUTION ACCEPTING THE LOWEST AND BEST BID FOR THE EMERALD PARKWAY - PHASE 8 PROJECT

WHEREAS, formal advertising and competitive bidding procedures have been conducted, pursuant to Section 8.04 of the Dublin Charter and Chapter 37 of the Dublin Code, for the Emerald Parkway - Phase 8 project; and

WHEREAS, Council has determined that the bid submitted by George J. Igel & Company, Inc. constitutes the lowest and best bid; and

WHEREAS, Council has determined that there may be a legitimate need to declare the relocation of the utilities in connection with the above-referenced project as a "single source" procurement, for reason that the company owning the utilities in question has the exclusive rights to relocate such utilities.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, _____ of its elected members concurring, that:

Section 1. The bid submitted by George J. Igel & Company, Inc. in the total amount of \$7,743,856.11 is hereby accepted.

Section 2. That the City Manager is hereby authorized to enter into contracts with George J. Igel & Company, Inc. for performance and completion of the Emerald Parkway - Phase 8 project pursuant to the Advertisement, Proposal and Contract Documents for said project on file in the office of the City Engineer.

Section 3. That this Resolution shall take effect and be in force on the earliest date permitted by law.

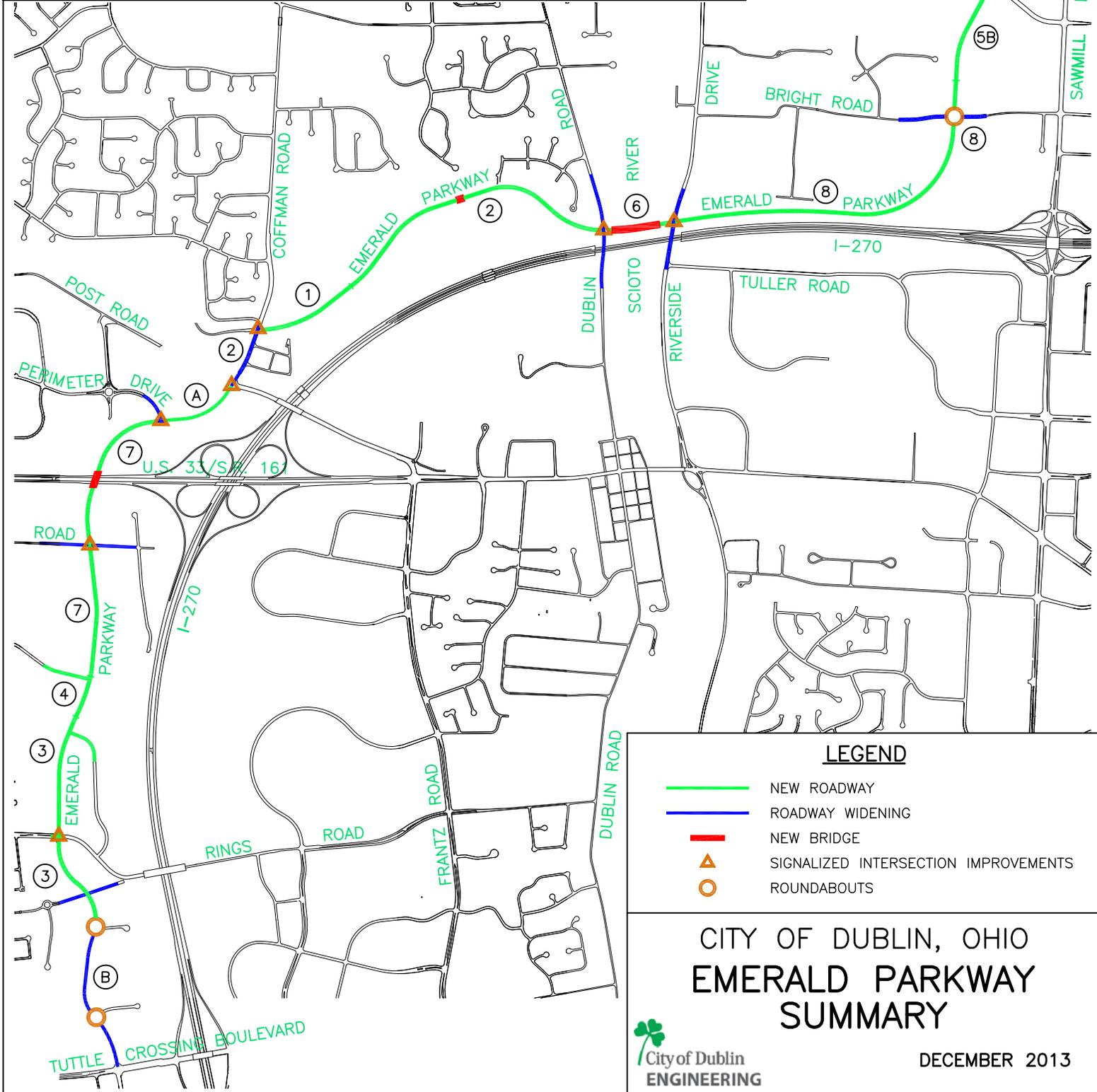
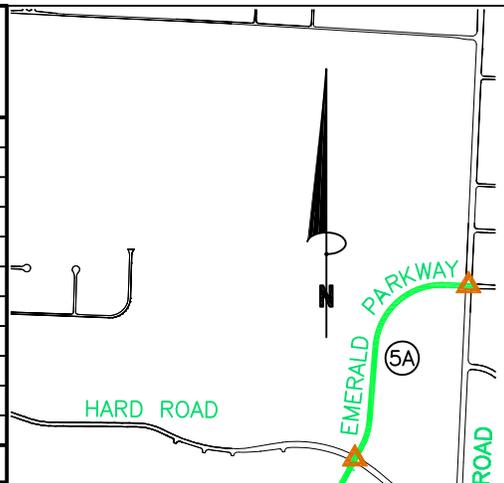
Passed this _____ day of _____, 2013.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

I.D.	PROJECT DESCRIPTION	YEAR OF CONSTRUCTION	SECTION LENGTH (FEET)	CONSTRUCTION COST
A	COFFMAN ROAD EXTENSION	1998	1,800	\$1,500,000
B	EMERALD PARKWAY IMPROVEMENTS	2013	2,700	\$1,100,000
1	EMERALD PARKWAY – PHASE 1	1996	1,600	\$660,000
2	EMERALD PARKWAY – PHASE 2	1996	5,180	\$6,200,000
3	EMERALD PARKWAY – PHASE 3	1997	3,050	\$4,400,000
4	EMERALD PARKWAY – PHASE 4	1997	450	\$650,000
5A	EMERALD PARKWAY – PHASE 5A	2006	2,600	\$1,900,000
5B	EMERALD PARKWAY – PHASE 5B	2007	1,470	\$1,200,000
6	EMERALD PARKWAY – PHASE 6	1999	1,145	\$8,000,000
7	EMERALD PARKWAY – PHASE 7	2001	4,150	\$8,200,000
8	EMERALD PARKWAY – PHASE 8	2014	5,500	\$7,800,000
TOTALS		5.6 MILES =	29,645	\$41,610,000



LEGEND

- NEW ROADWAY
- ROADWAY WIDENING
- NEW BRIDGE
- ▲ SIGNALIZED INTERSECTION IMPROVEMENTS
- ROUNDABOUTS

CITY OF DUBLIN, OHIO
**EMERALD PARKWAY
SUMMARY**



DECEMBER 2013