

Town Center Infrastructure Improvements (CO4238)

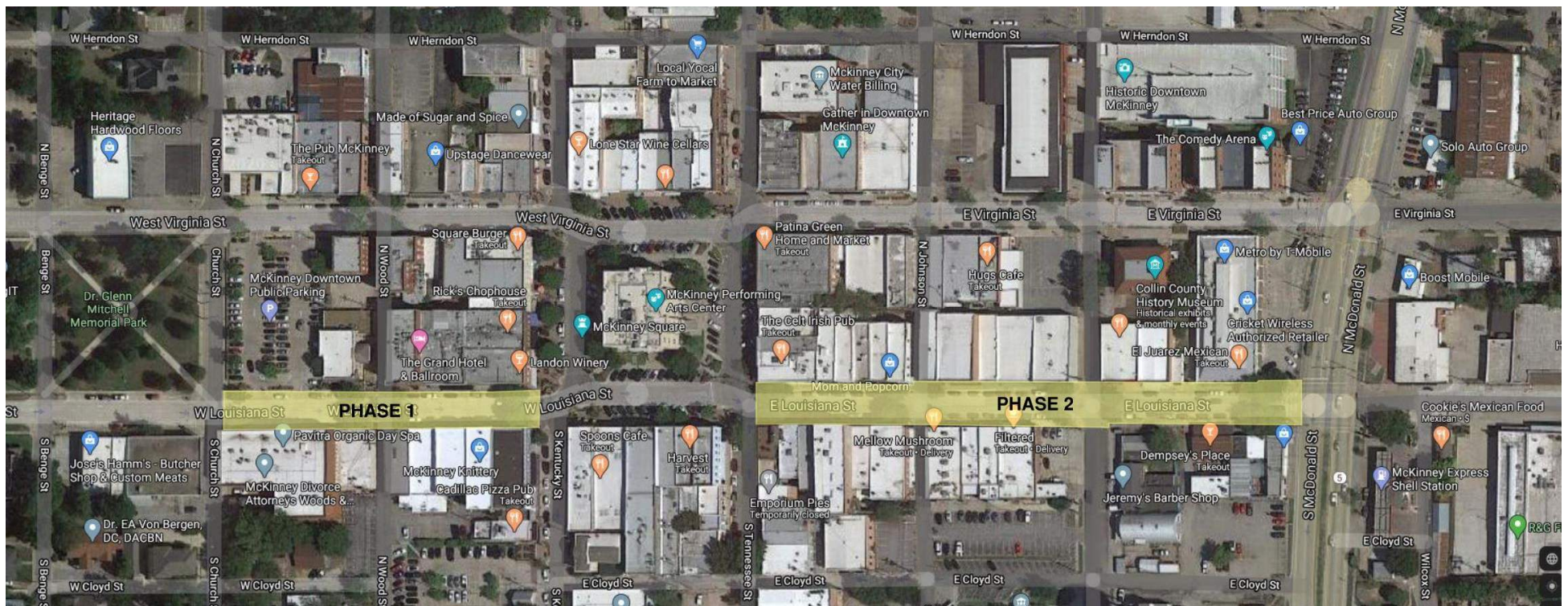


Light Up
LOUISIANA
HISTORIC DOWNTOWN MCKINNEY

May 5, 2020

Louisiana Street Project Overview

- Project includes complete reconstruction (building face to building face) of the Louisiana Street corridor.
 - Street and Walkway Reconstruction
 - Improvement of Underground Utilities (Storm, Water, Wastewater)
 - Lighting Improvements
 - Landscape and Hardscape Improvements



McKinney Main Street Project Collaboration & Update



Louisiana Street Bid Summary

- **City Issued Request for Competitive Sealed Proposals on March 22, 2020**
 - Approach to Traffic Control, Business Access, and Pedestrian Access (20 pts)
 - Contractor Qualifications (20 pts)
 - Proposal Price (40 Pts)
 - Proposed Schedule Advancement (20 pts)
- **Construction Proposals Opened April 16, 2020 (2 Proposals Received)**
- **Axis Contracting, Inc. scored highest points in evaluation (94/100) and proposed lowest project cost (\$4,905,360.95)**
- **Funding is Available in Project CO4238 (Town Center Infrastructure Improvements) for Possible Award of Construction Contract**
- **Construction Contract Includes Bonus Incentive for Early Completion**

Louisiana Street Construction Schedule Feedback

- Acknowledgment of Ongoing Economic Impacts on Local Businesses Due to COVID-19.
- Main Street Distributed a Survey to Businesses on the Square April 22 Soliciting Feedback Regarding Schedule of the Proposed Improvements.
- Survey questions:
 - Is your business in the construction zone?
 - Do you have the ability to communicate with customers in advance?
 - What is your preferred timeline? (Based on 4 Options Provided)
 - Additional comments



Light Up Louisiana St. Pre-Construction Feedback

Due to the current situation surrounding COVID-19 and its impact on local businesses, the City of McKinney is soliciting feedback regarding the schedule of the proposed Louisiana Street infrastructure improvements project. **FEEDBACK NEEDED BY MONDAY, APRIL 27.**

The improvements will result in an enhanced experience for visitors including festoon lighting, wider sidewalks, new planters, and a designated valet section in addition to addressing aging water and wastewater systems. During the project, one lane of traffic will always be open to help accommodate visitors, accessing downtown via Louisiana Street. The city will work closely with the contractor and affected businesses to maintain pedestrian access to all stores.

The project will be constructed in two phases. The first phase addresses West Louisiana Street from Church Street to Kentucky Street and is planned to begin May 18, 2020. The second phase addresses East Louisiana Street from Tennessee Street to McDonald Street and is planned to begin January 2021.

Option 1 – Proceed with the Current Schedule

West Louisiana (May 2020 – September 2020)

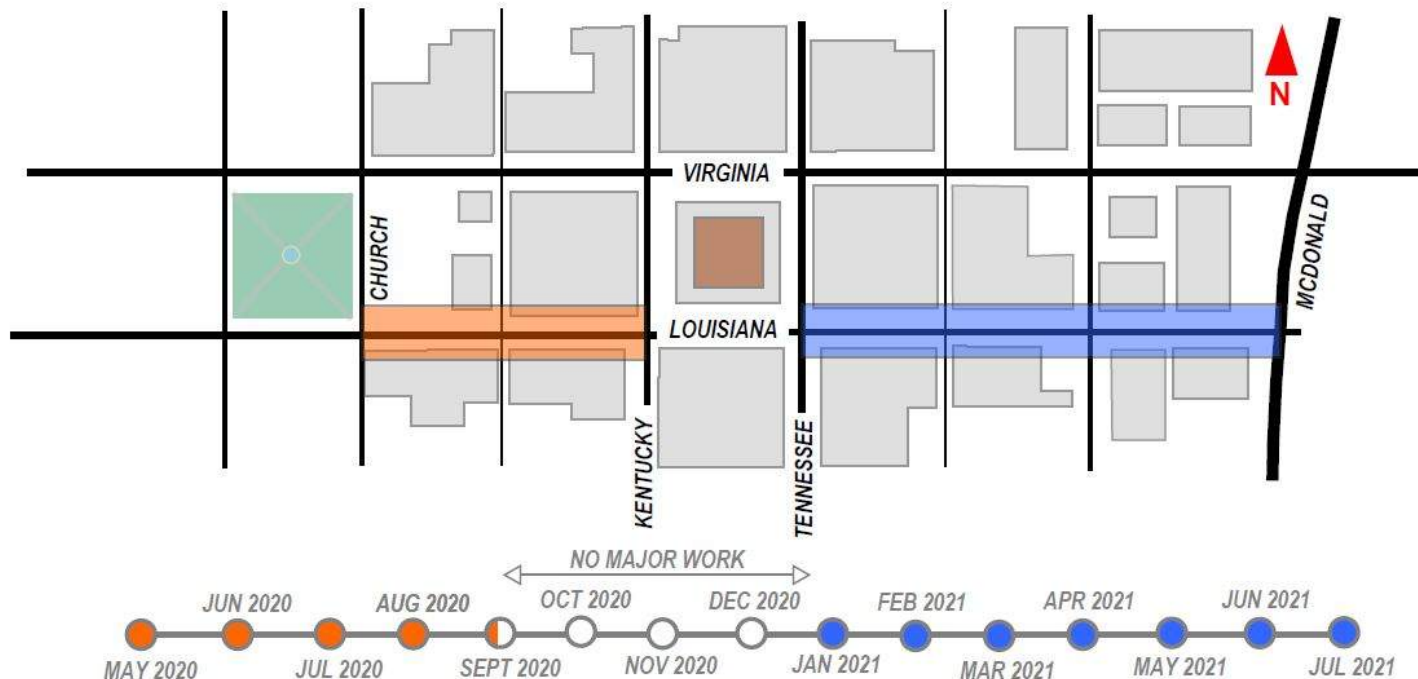
East Louisiana (January 2021 – July 2021)

Pros:

- Contractor has been identified and has significant experience in downtown settings.
- West Louisiana will be completed prior to Oktoberfest. New features, including span wire lighting, will be available to use during the Holiday season.
- City has prepared marketing material to promote the project.

Cons:

- Construction on West Louisiana will be ongoing as businesses begin to reopen after the pandemic.



Option 2 – Delay project until January 2021

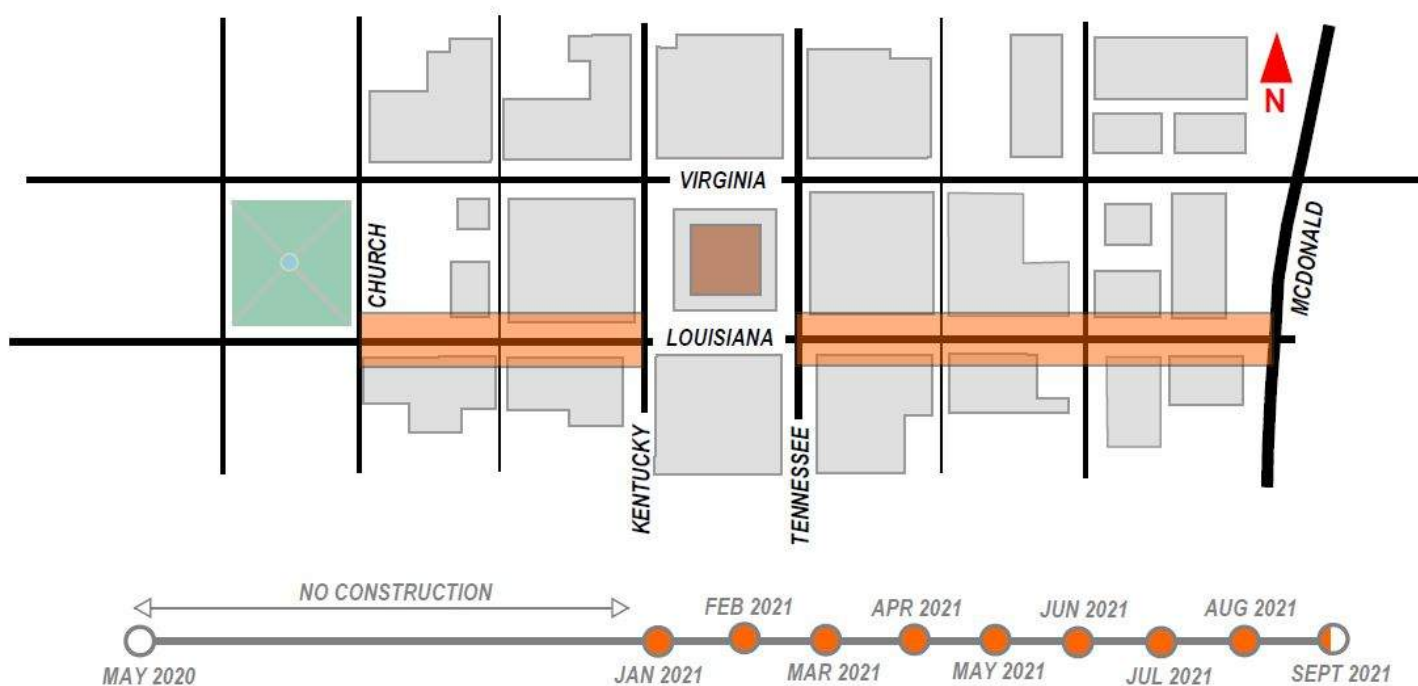
Consolidate the schedule so that all improvements (West & East Louisiana) are completed by Oktoberfest 2021

Pros:

- Businesses not impacted by construction through the remainder of 2020.
- Overall project schedule is reduced to 9 months.
- Construction would take place all at once rather than a phased approach.

Cons:

- Project will need to be re-bid.
- Construction of East and West Louisiana will be done concurrently, and each phase will likely have a longer duration.



Option 3 – Delay project by one year, keep existing phasing.

West Louisiana (May 2021 – September 2021)

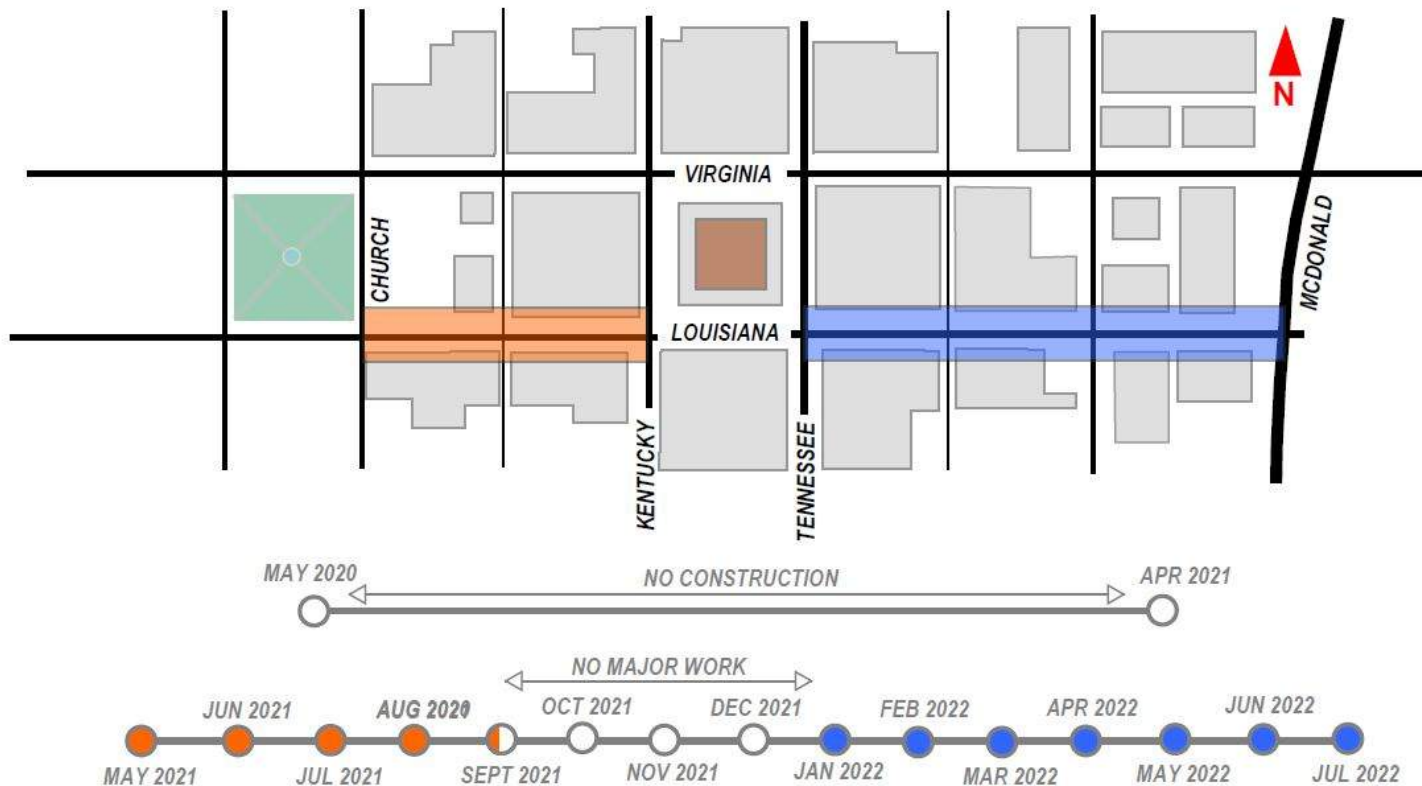
East Louisiana (January 2022 – July 2022)

Pros:

- Businesses not impacted by construction through April 2021.

Cons:

- Project will need to be re-bid.
- Project will not be complete until July 2022.



Option 4 – Delay project by one year, switch phasing.

East Louisiana (March 2021 – September 2021)

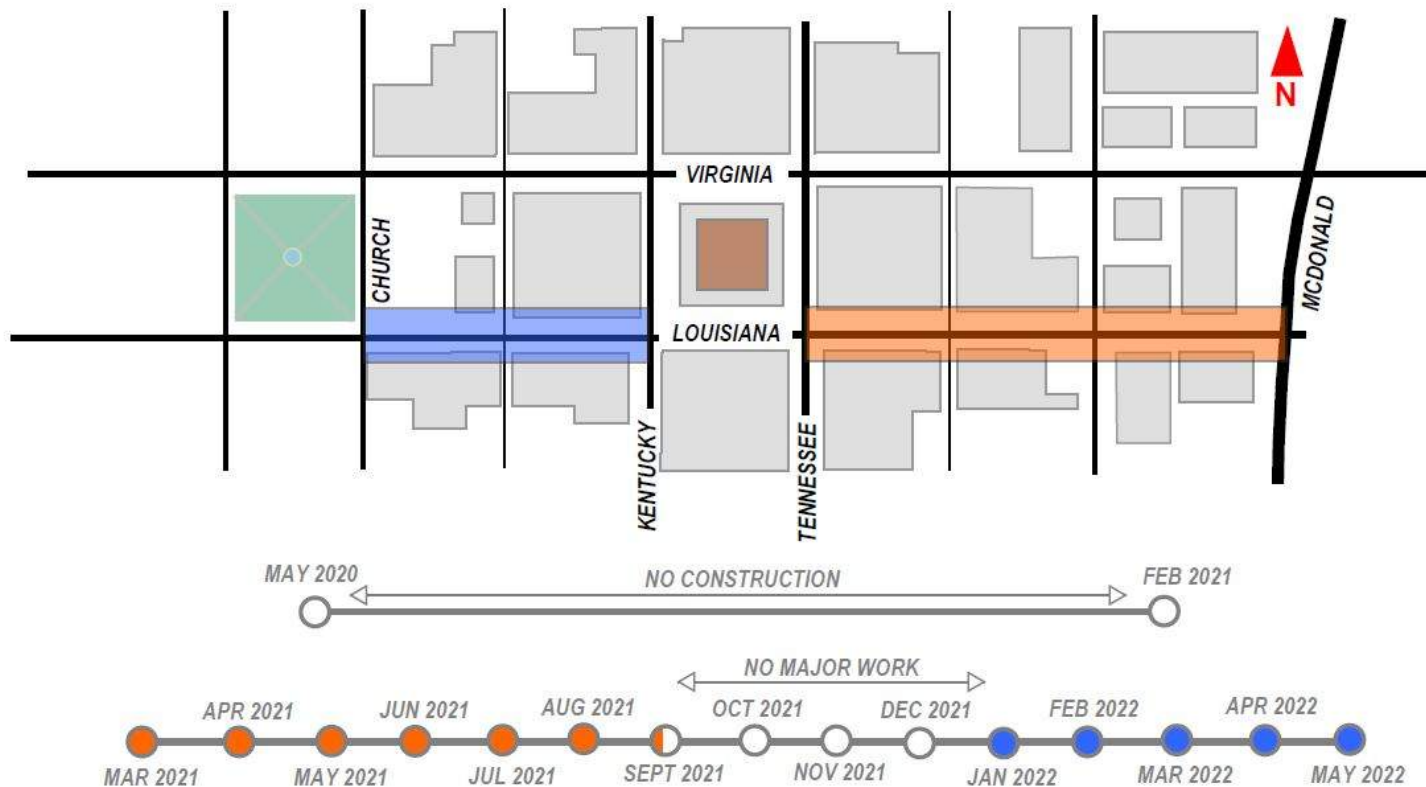
West Louisiana (January 2022 – May 2022)

Pros:

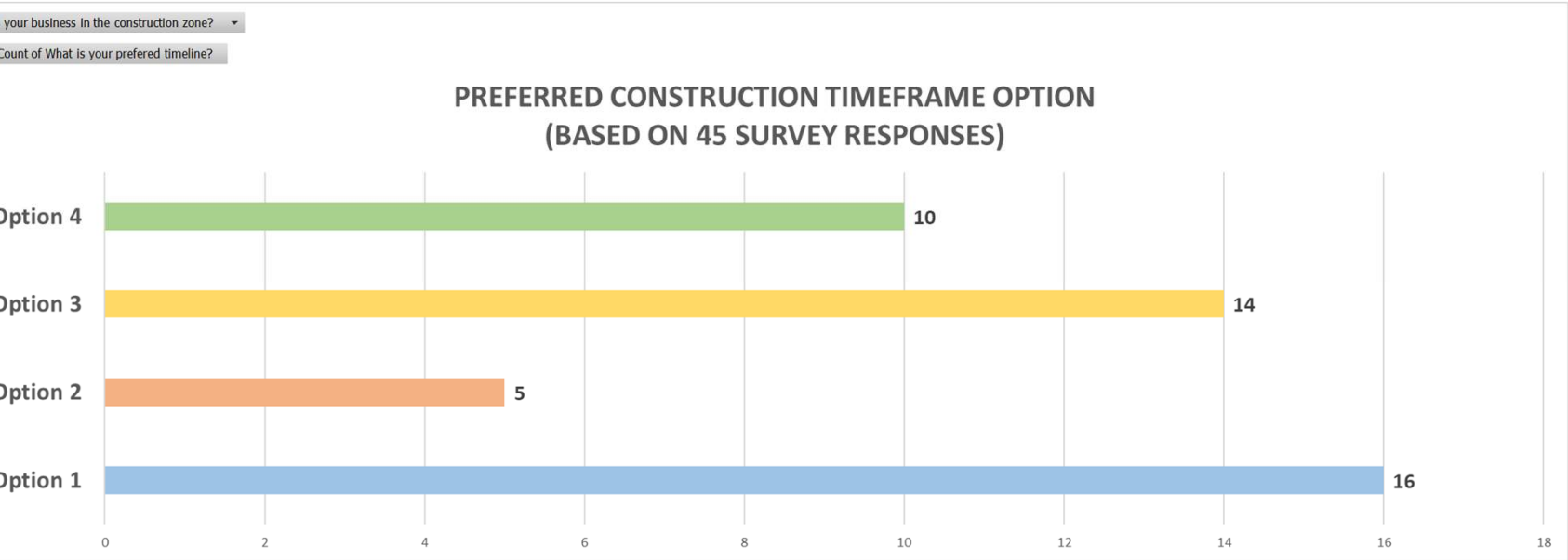
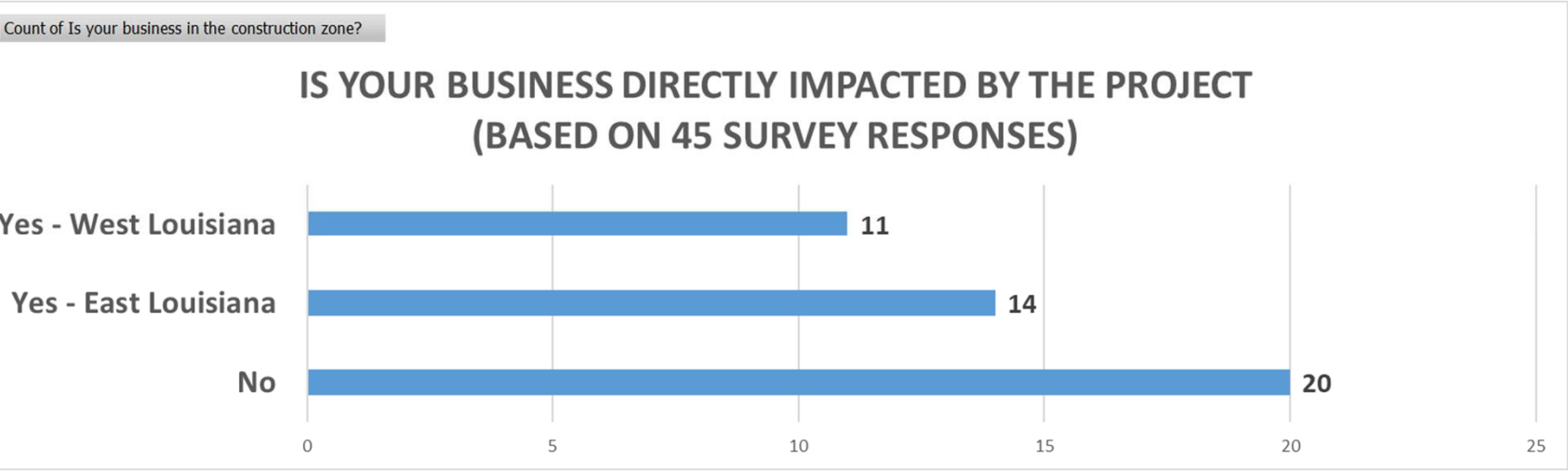
- Businesses not impacted by construction through February 2021.

Cons:

- Project will need to be re-bid.
- Project will not be complete until May 2022.



Survey Results Overview



Survey Results Summary (Preferred Options)

- Option 1 (Construct Now) and Option 3 (Delay Construction 1 Year) Accounted for 67% of Votes Received
- 64% of Respondents Prefer to Delay the Project in Some Way

Option 1

- Received most survey votes (36%)
- Preferred by 28% of all businesses directly impacted by construction (both phases)
- Preferred by 70% of businesses directly impacted for first phase of construction (May 2020 – Sept 2020)
- Construction would begin this month (pending council award) between Church St and Kentucky St
- Recommended contractor has significant experience with downtown reconstruction projects

Option 3

- Received second most survey votes (31%)
- Preferred by 48% of all businesses directly impacted by construction (both phases)
- Preferred by 86% of businesses directly impacted for second phase of construction (Jan 2021 – Jun 2020)
- Project would be re-bid in March 2021
- Would provide businesses a year to recover from COVID-19 impacts without additional construction impacts

City Council Action Options

Resolution to Authorize the City Manager to Execute a Contract with Axis Contracting, Inc.

- Represents moving forward with Option 1 (Begin Construction Immediately).
- Construction would begin as soon as May 18 and be substantially completed before September 17, 2020 between Church St and Kentucky St.
- No major construction activities between Oktoberfest and January 3, 2020.
- Construction between Tennessee St and SH 5 would commence January 4, 2021 and be substantially complete June 25, 2021.

Resolution to Authorize the City Manager to Reject All Proposals Received

- Construction would not occur immediately / No construction award made.
- Would require soliciting new bids in the future depending on an alternate construction timeframe option.
- Businesses would have additional time to recover from COVID-19 without concerns of additional impact due to significant construction in the downtown area.