

**Washtenaw County Parks and Recreation Commission**

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Robert L. Tetens, Director
Date: September 11, 2012
Re: B2B, River Terrace Trail (segment D1) – Construction Contract

Background

At the July 24, 2012 meeting, the Commission authorized an addition of \$877,740 to the contract with Anlaan Corporation to construct Phase 1B of the River Terrace Trail, Segment D1 of the Border-to-Border Trail (see attached memo). As approved, Phase 1B includes 795 LF of boardwalk and the construction of an additional 3,195 LF of aggregate base/haul road that will be ready to pave at a future date. The project also includes three temporary swale crossings that would be removed after construction and replaced with boardwalk when the trail is paved.

Anlaan has subsequently provided a cost proposal to pave the entire length of trail and construct all the boardwalks before leaving the site. The additional cost of this alternative is \$522,260, bringing the total project cost to \$1,400,000.

Discussion

Staff believes there are several advantages to finishing the entire length of trail at this time, including the following:

- Avoid the risk and future cost of a deteriorating trail base. Staff is concerned that if the trail base is left in a "ready to pave" condition for an extended time, it could require additional gravel and grading (due to washout, etc) when it is time to pave.
- Provide a useable trail segment immediately upon completion. MDEQ is requiring that temporary swale crossings be removed after construction. This would leave an intermittent trail that would be an attractive nuisance and create a potentially dangerous condition for park patrons if the trail was not completed in one phase.

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- Cost savings due to eliminating remobilization costs. Anlaan proposes to pave the trail, build all boardwalks and retaining walls, and restore the site. Staff anticipates a 25% cost savings based on allowing the current contractors to complete the project without remobilizing and reestablishing access to the site. Staff, both WCPARC and HCMA, is happy with the work that Anlaan has completed on the first phase of the project, on what is a very sensitive site with limited access. Further, they finished ahead of schedule and \$15,000 less than their bid amount.

Recommendation

It is my recommendation that WCPARC amend the contract with Anlaan Corporation, the low bidder, to finish the construction of Phase 1B for an additional \$522,260. Construction is anticipated to commence immediately upon approval of a contract.



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Background

In 2003 the Commission authorized a contract with Pollack Design Associates to conduct a feasibility study to determine the conceptual location of the Border-to-Border Trail along a 4.3 mile section of the Huron River between the Village of Dexter and Delhi Metropark (Segment D). More specifically, the study identified the first priority as the 1.42 mile trail from the Village to Dexter-Huron Metropark (Segment D1), also known as the River Terrace Trail. The planning process was coordinated closely with the Huron-Clinton Metropolitan Authority, Scio Township and the Village of Dexter.

The River Terrace Trail proposal includes a 170-foot bridge spanning the Huron River near the entrance to Dexter-Huron Metropark. In November 2005, the Michigan Department of Natural Resources (MDNR) denied a Natural Rivers Act permit application to construct the bridge – making the construction of D1 unfeasible. In January 2006, WCPARC filed an appeal of the permit denial. In July 2010 the appeal was finally granted by court order and all necessary permits were issued for construction of the bridge and trail project. The MDNR permit will expire on July 29, 2012.

Discussion

Phase 1 of the River Terrace Trail project was formally bid on September 21, 2011 (RFP #6638) and ten local firms attended the mandatory pre-bid meeting on October 13th. The bid opening was held on October 28, 2011 with four firms submitting competitive bids. Anlaan Corporation was the low bid at \$1,994,230.00. In order to ensure that installation of the bridge was completed prior to expiration of the permit, staff worked with the selected bidder to reduce the project scope by shifting a portion of the trail construction to a future phase. In December 2011, the Commission authorized a contract with Anlaan for construction of Phase 1 of the project for a total fee of \$1,237,230. The first phase was recently completed and included all the improvements on the north side of the Huron River, the bridge, and

approximately 80 linear feet of boardwalk on the south side of the river. The project was completed ahead of schedule and at a cost that was \$15,000 under the contract amount.

Staff is proposing to amend the contract with Anlaan to construct the remainder of Phase 1. This next phase (Phase 1B) will include construction of approximately 650 LF of boardwalk and 235 LF of paved asphalt trail, as well as 1,500 LF of trail base (construction access road) that will be ready for paving in Phase 2 of the project. Anlaan has proposed to complete this work for a cost of \$753,811, which would bring the total cost of Phase 1 approximately \$19,000 under their original bid. Since the Village of Dexter has sewer and water lines buried under the project access drive, the Village is requiring that the contractor take additional measures to protect these shallow utilities from damage. The Village is requiring that geotextile fabric and an additional 6 inches of aggregate base be placed along the entire length of the haul road. This will result in an additional cost of \$36,890, bringing the total cost to \$793,701. As an alternative, Anlaan has proposed that the majority of the haul road be shifted to the location that is the proposed trail alignment. Although this will result in some additional grading and tree removal in the current phase, it will leave a trail base that is ready to be paved during Phase 2 of construction. This alternative will result in an additional \$123,929 cost, bringing the total Phase 1B cost to \$877,740, but will allow the construction of an additional 3,195 LF of trail (aggregate base/haul road).

Recommendation

It is my recommendation that WCPARC amend the contract with Anlaan Corporation, the low bidder, for the construction of Phase 1B for a total of \$877,740. Construction is anticipated to commence immediately upon approval of a contract.