



ECONOMIC  
DEVELOPMENT  
CORPORATION

## MEMORANDUM

**To:** Mayor Donna Dodgen  
Seguin City Council

**CC:** Steve Parker, City Manager  
Andy Quittner, City Attorney

**From:** Josh Schneuker, Director of Economic Development  
Melissa Reynolds, Director of Engineering

**Date:** May 17, 2022

**Subject:** 8<sup>th</sup> Street Extension Contract Award

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### Project Information

The Rio Nogales Industrial Park is home to the CPS Energy Rio Nogales Power Plant, Niagara Bottling, United Alloy, and Teijin Automotive Technologies. There is one remaining piece of industrial property owned by the SEDC that has not yet been developed. In order to facilitate future development of the property, an extension of 8<sup>th</sup> Street is needed to provide access to the property. In February 2021, the City of Seguin, in partnership with the Seguin Economic Development Corporation (SEDC), were awarded an \$860,000 CARES Act Recovery Assistance grant through the U.S. Department of Commerce's Economic Development Administration (EDA). The EDA Grant will support the expansion of the SEDC's Rio Nogales Industrial Park by covering engineering design, permitting and construction costs needed to extend 8th Street. The project will be matched with at least \$215,000 in local investment from the City of Seguin and the SEDC.

The extension of 8th street, funded through the EDA Grant, will be approximately 750 linear feet long and 43 feet wide. The project also includes a truck turnaround that will be constructed at the south end of 8th Street. In addition to providing a turnaround for trucks, the cul-de-sac will also provide an access to the southernmost property. On July 6, 2021, the Seguin City Council approved a Professional Services Agreement with Pape Dawson for the 8<sup>th</sup> Street Extension Project. Services that Pape Dawson are providing include, but are not limited to, project design, bidding, and construction phase services.

### Contract Award Recommendation

On May 3, 2022, the City of Seguin received two bids for the referenced project. The bids were opened and read aloud, and a summary of the bids received is as follows:

- The total project bid amounts ranged from a low bid of \$1,372,685.00 to a high bid of \$1,548,378.50.
- The final Engineer's Estimate for this project was \$995,149.45.
- The apparent low bidder was D&S Concrete Contractors, with a total bid of \$1,372,685.00, which is approximately 38% above the Engineer's Estimate.

Pape Dawson and City Staff checked and verified all responses for accuracy, and no errors were found in the bids. Therefore, Pape Dawson and City Staff recommends awarding this contract to D&S Concrete Contractors.