

Riverwalk Project and IH35 Bridge Update

Progress Update



10.21.2025 - Work Session

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Director of Infrastructure Services

RIVERWALK & IH-35 BRIDGE LIGHTING

Overview

Riverwalk Project:

- 2025 Project Milestones
- Project Limits and Project Alternates
- Project Bids
- Suggested Alternates and Cost
- Remaining Alternates and Cost
- Project Timeline

Bridge Lighting IH-35:

- Background
- Status
- Cost
- Project Timeline

RIVERWALK DISCUSSION



Background:

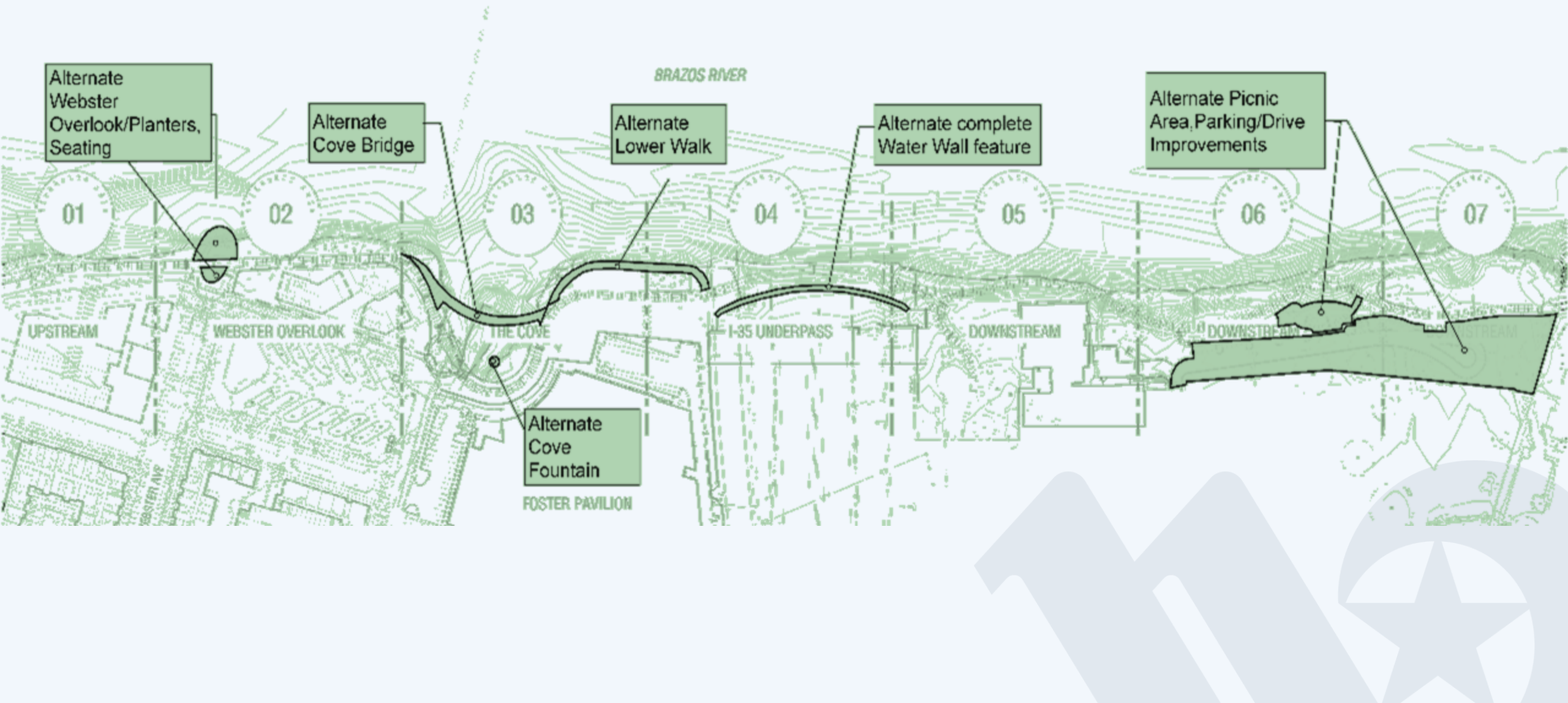
- Foundational element of riverfront: Webster to Baylor Law
- Final design began August 2023, completed June 2024
- Original bid December 6, 2024; lowest base bid, \$31.1M
- Spring of 2025 AECOM and COW value engineering and restructure
- Three pre-qualified bidders; two bids received
- Bids opened September 5, 2025; lowest base bid, \$23.2M



QUALIFICATIONS

- Experience working adjacent to a river
- Experience with low headroom structural work (under IH 35 bridge)
- Completed projects involving construction of pedestrian bridges of similar structures
- Show experience with following regulatory agencies: U.S. Army Corps of Engineers (USACE), Federal Emergency Management Agency (FEMA), Texas Commission on Environmental Quality (TCEQ), Texas Historical Commission (THC) or Texas Department of Transportation (TxDOT)
- Provide resumes for Project Manager and Project Superintendent for:
1) Dewatering, 2) Site Work, 3) Water Features, 4) Structural Foundations,
5) Bridge and Steel Work

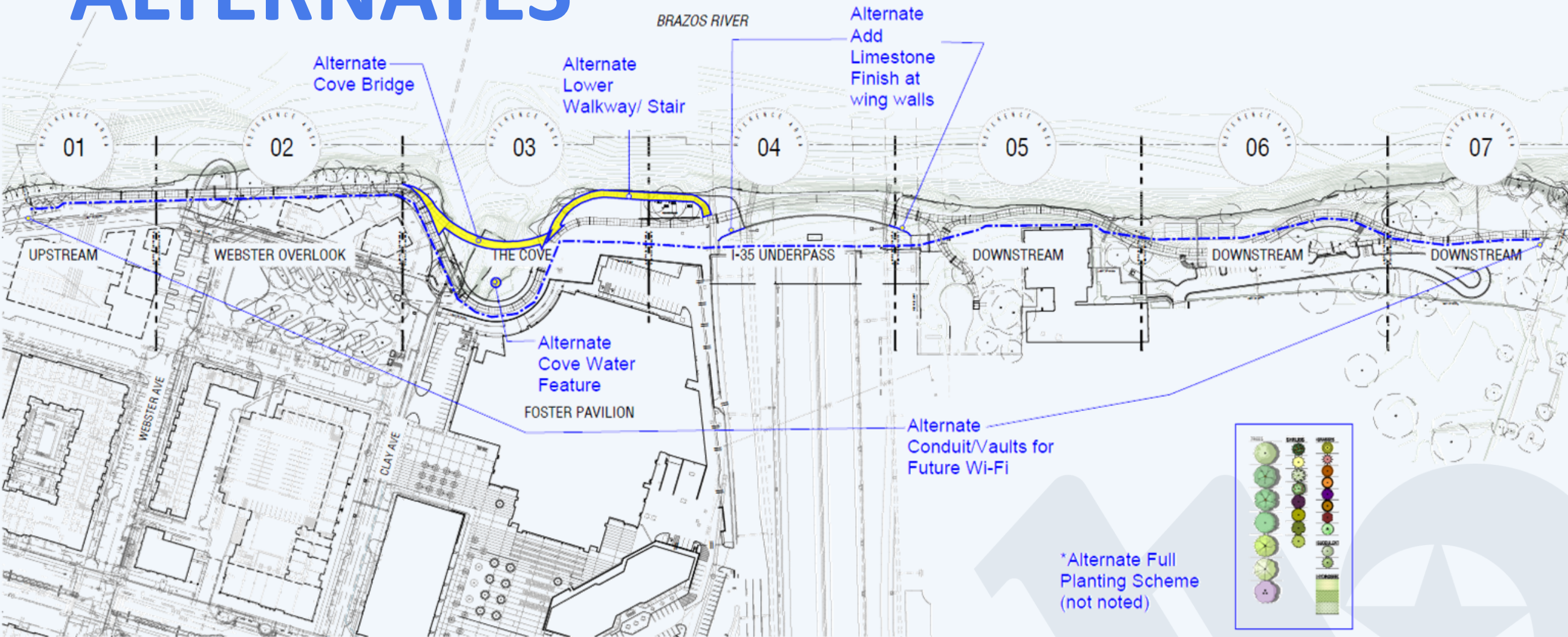
RIVERWALK ALTERNATES



RIVERWALK BID TAB

Riverwalk Bid Tabulation for September 5, 2025						
Bid Item	Description	Engineer's OPCC	Bidder #1	% of OPCC	Bidder #2	% of OPCC
Riverwalk Base Bid	Riverwalk Construction, Retaining Walls, Dewatering, Electrical, Bridge Structures	\$22,839,517.00	\$23,020,070.00	101%	\$27,576,000.00	121%
Sub-Total Base Bid		\$22,839,517.00	\$23,020,070.00	101%	\$27,576,000.00	121%
Sandtown Display Allowance	Allowance for Sandtown Historic Informational Display	\$15,000.00	\$15,000.00	100%	\$15,000.00	100%
Owner's Allowance	Allowance for Owner's Use Only	\$200,000.00	\$200,000.00	100%	\$200,000.00	100%
Sub-Total Allowances		\$215,000.00	\$215,000.00	100%	\$215,000.00	100%
Alternate #1A	Water Wall Trough, Finish and Vaults	\$2,667,104.00	\$855,760.00	32%	\$1,141,615.00	43%
Alternate #1B	Water Wall MEP Components	\$1,037,872.00	\$955,203.00	92%	\$1,339,040.00	129%
Alternate #1C	Water Wall Wingwall Limestone Finish	\$158,596.00	\$62,379.00	39%	\$173,530.00	109%
Alternate #2	Webster Overlook	\$3,841,404.00	\$3,073,729.00	80%	\$3,375,060.00	88%
Alternate #3	Cove Bridge	\$3,046,754.00	\$1,377,688.00	45%	\$1,617,550.00	53%
Alternate #4	Conduit and Vaults for Future Wi-Fi	\$591,004.00	\$177,431.00	30%	\$494,845.00	84%
Alternate #5	Cove Fountain	\$139,938.00	\$154,363.00	110%	\$140,690.00	101%
Alternate #6	Ft. Fisher Parking Area Improvements	\$1,149,467.00	\$617,465.00	54%	\$1,004,550.00	87%
Alternate #7	Full Planting and Irrigation	\$1,614,530.00	\$859,067.00	53%	\$969,860.00	60%
Alternate #8	Reduced Planting and Irrigation	\$1,059,949.00	\$659,067.00	62%	\$760,365.00	72%
Alternate #9	Add Lower River Walkway	\$90,009.00	\$90,400.00	100%	\$158,625.00	176%
Sub-Total Alternates		\$15,396,627.00	\$8,882,552.00	58%	\$11,175,730.00	73%
Total All-In Cost		\$38,451,144.00	\$32,117,622.00	84%	\$38,966,730.00	101%

IN-BUDGET SUGGESTED ALTERNATES



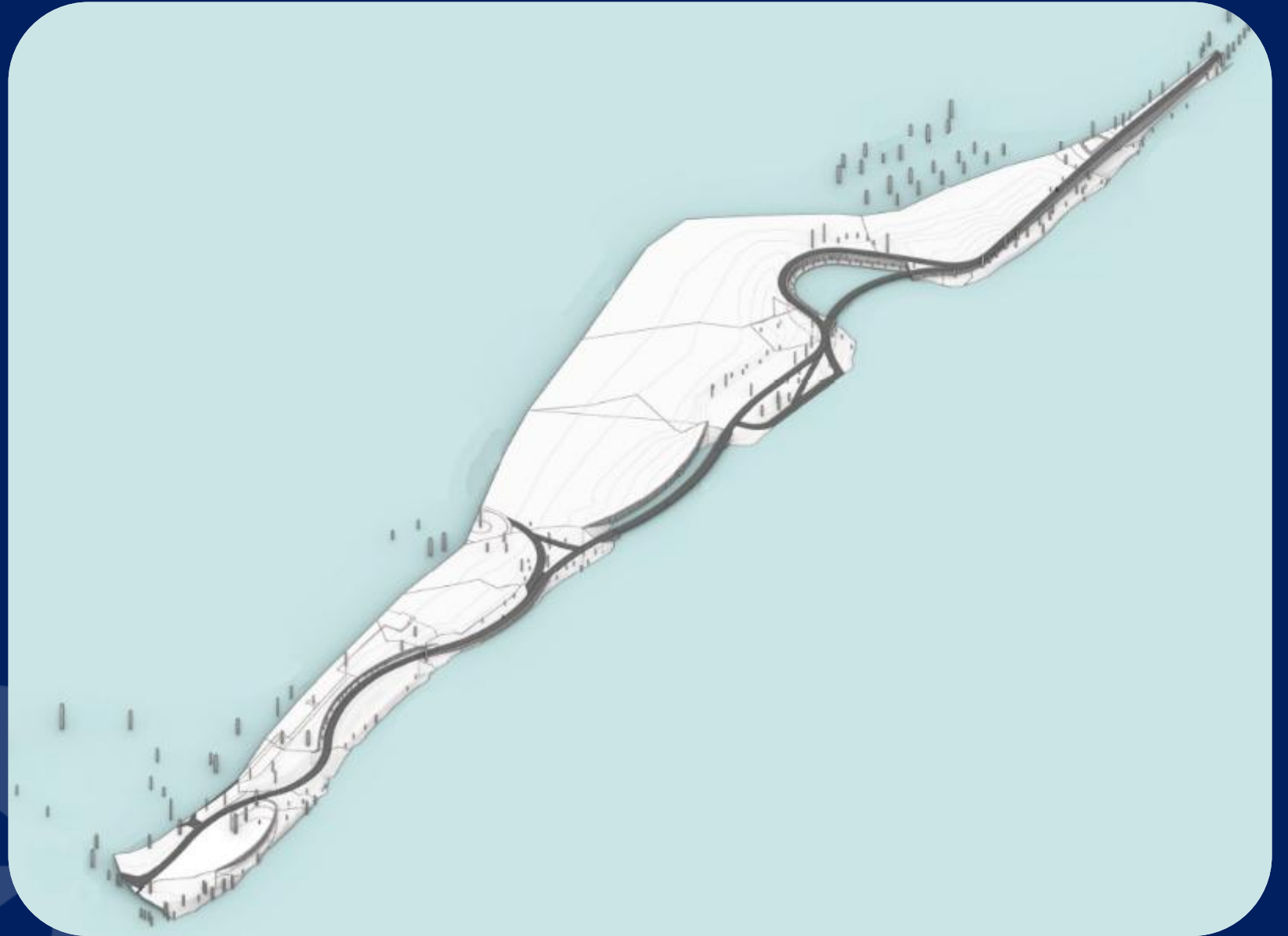
BASE + SUGGESTED ALTERNATES COST (FUNDED)

Low Bidder Bid Tab with Selected Alternates (Fully Funded)		
Bid Item	Description	Low Bid
Riverwalk Base Bid	Riverwalk Construction, Retaining Walls, Dewatering, Electrical, Bridge Structures	\$23,020,070.00
Sub-Total Base Bid		\$23,020,070.00
Sandtown Display Allowance	Allowance for Sandtown Historic Informational Display	\$15,000.00
Owner's Allowance	Allowance for Owner's Use Only	\$200,000.00
Sub-Total Allowances		\$215,000.00
Alternate #1C	Water Wall Wingwall Limestone Finish	\$62,379.00
Alternate #3	Cove Bridge	\$1,377,688.00
Alternate #4	Conduit and Vaults for Future Wi-Fi	\$177,431.00
Alternate #5	Cove Fountain	\$154,363.00
Alternate #7	Full Planting and Irrigation	\$859,067.00
Alternate #9	Add Lower River Walkway	\$90,400.00
Sub-Total Alternates		\$2,721,328.00
Total All-In Cost		\$25,956,398.00

Funds Available:
\$26,000,000



Base Bid: Riverwalk



Riverwalk Overview Map

Base Bid: Riverwalk

Riverwalk Total Base Bid:
\$23,020,070



Base Bid: Sandtown Plaza

**HISTORICAL HOMAGE TO
SANDTOWN: \$15,000**



Base Bid: Sandtown Plaza



SANDTOWN PLAZA

In-Budget Suggested Alternates:

Cove Bridge, Fountain &
Lower Walkway





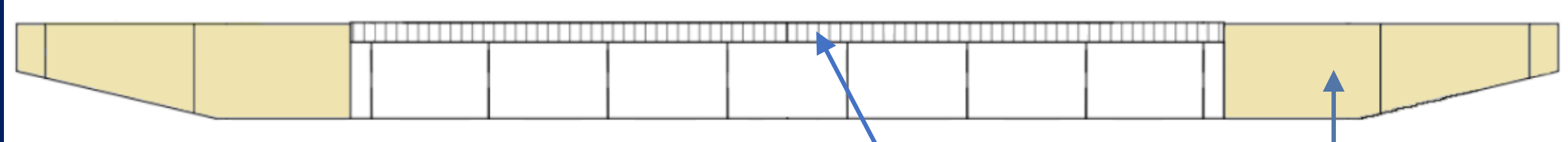
COVE BRIDGE
\$1,377,688



COVE FOUNTAIN
\$154,363

LOWER WALKWAY
\$90,400

In-Budget Suggested Alternates



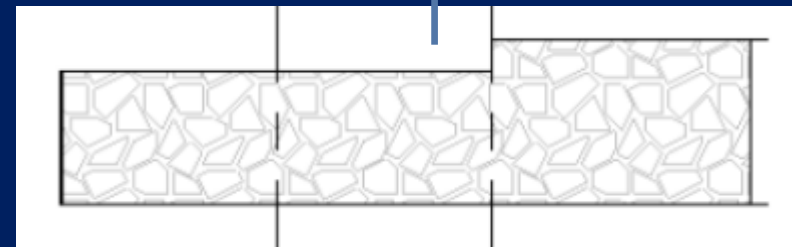
LIMESTONE WINGWALLS: \$62,379



FULL LANDSCAPING PLAN: \$859,067



FENCING



LIMESTONE VENEER



Suggested Alternates

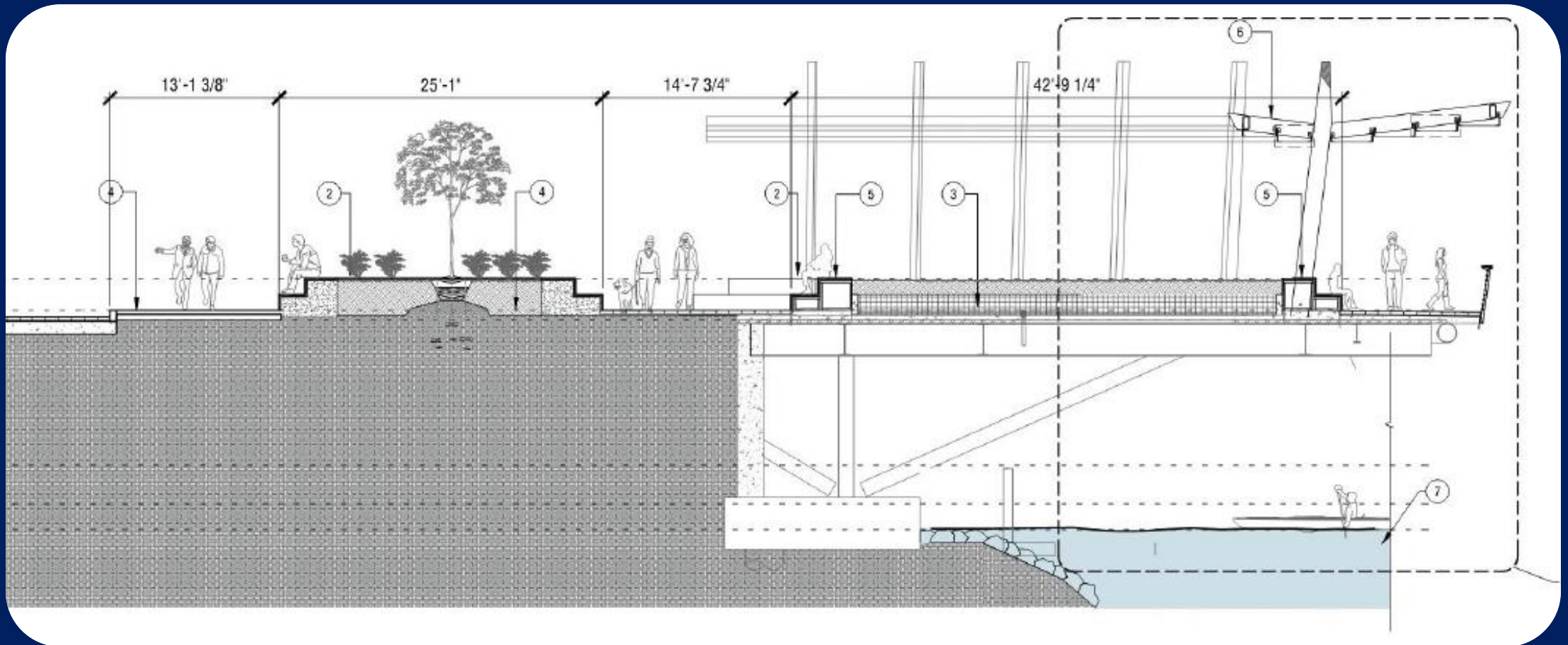
(NOT FUNDED)



Suggested Alternates (NOT FUNDED)



Suggested Alternates (NOT FUNDED)



Suggested Alternates (NOT FUNDED)

Design study | Webster Termination



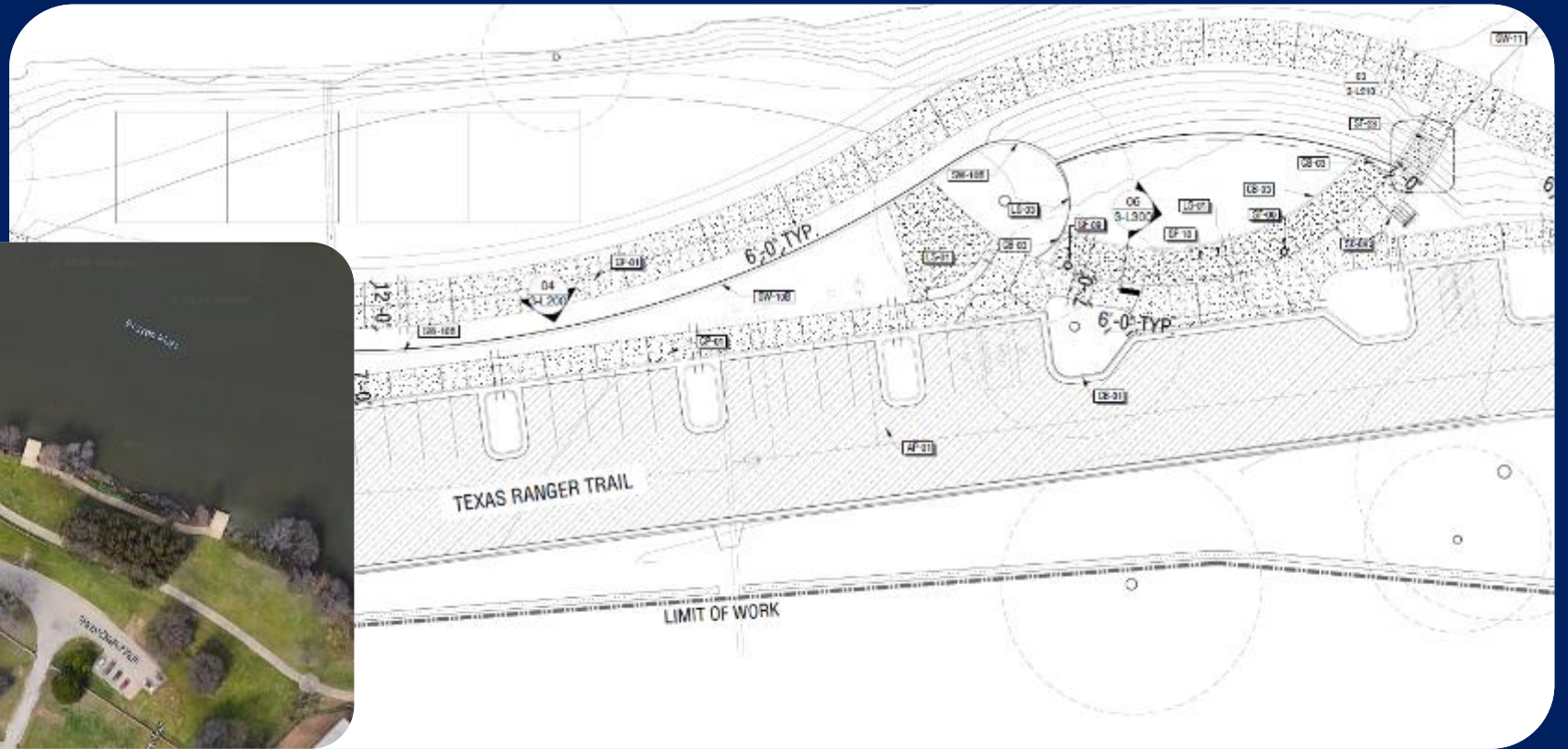
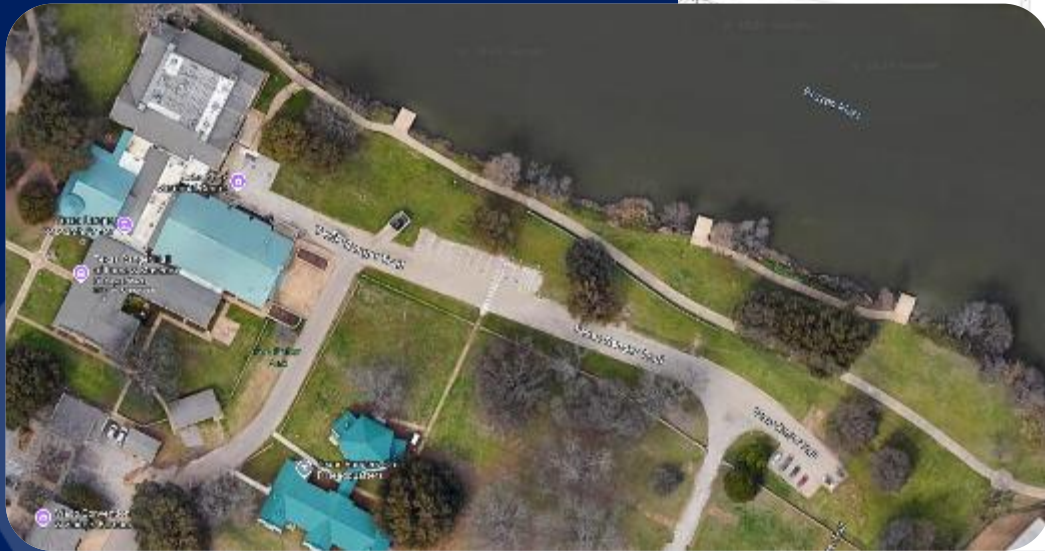
BASE + SUGGESTED ALTERNATES COST (UNFUNDED)

Low Bidder Bid Tab with Selected Alternates (Not Fully Funded)		
Bid Item	Description	Low Bid
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Sub-Total Base Bid		\$23,020,070.00
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Owner's Allowance	Allowance for Owner's Use Only	\$200,000.00
Sub-Total Allowances		\$215,000.00
Alternate #1C	Water Wall Wingwall Limestone Finish	\$62,379.00
Alternate #2	Webster Overlook	\$3,073,729.00
Alternate #3	Cove Bridge	\$1,377,688.00
Alternate #4	Conduit and Vaults for Future Wi-Fi	\$177,431.00
Alternate #5	Cove Fountain	\$154,363.00
Alternate #7	Full Planting and Irrigation	\$859,067.00
Alternate #9	Add Lower River Walkway	\$90,400.00
Sub-Total Alternates		\$5,795,057.00
Total All-In Cost		\$29,030,127.00

Funds Available:
\$26,000,000

Funds Needed:
\$3,500,000

Alternates Not Suggested



FT. FISHER PARKING AREA IMPROVEMENTS: \$617,465

Alternates Not Suggested



WATER WALL:
\$1,810,963

RIVERWALK REVISED TIMELINE

Riverwalk Re-Development Project Timeline																																		
Project Milestone	2025									2026												2027												
	QTR 2			QTR 3			QTR 4			QTR 1			QTR 2			QTR 3			QTR 4			QTR 1			QTR 2			QTR 3			QTR 4			
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Bidding																																		
City Council & Contracts																																		
Construction																																		

FUNDING SUMMARY

Low Bidder Bid Tab with Selected Alternates (Not Fully Funded)		
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Alternate #7	Full Planting and Irrigation	\$859,067.00
Alternate #9	Add Lower River Walkway	\$90,400.00
Sub-Total Alternates		\$5,795,057.00
Total All-In Cost		\$29,030,127.00

Alternate #1A	Water Wall Trough, Finish and Vaults	\$855,760.00
Alternate #1B	Water Wall MEP Components	\$955,203.00
Alternate #6	Ft. Fisher Parking Area Improvements	\$617,465.00
Alternate #8	Reduced Planting and Irrigation	\$659,067.00
Sub-Total Excluded Alternates		\$3,087,495.00

Funding Details		
Project	Project Title	
1TIF2202	Riverwalk- Clay to Baylor TCO23	\$2,750,042.81
1TIF2202	Riverwalk - Clay to Baylor TCO24	\$23,464,809.00
Riverwalk Unencumbered		\$26,214,851.81
Recommended All-In Cost		\$29,030,127.00
Unfunded Subtotal		\$2,815,275.19
Contingency		\$684,724.81
UNFUNDED TOTAL		\$3,500,000.00

BRIDGE LIGHTING

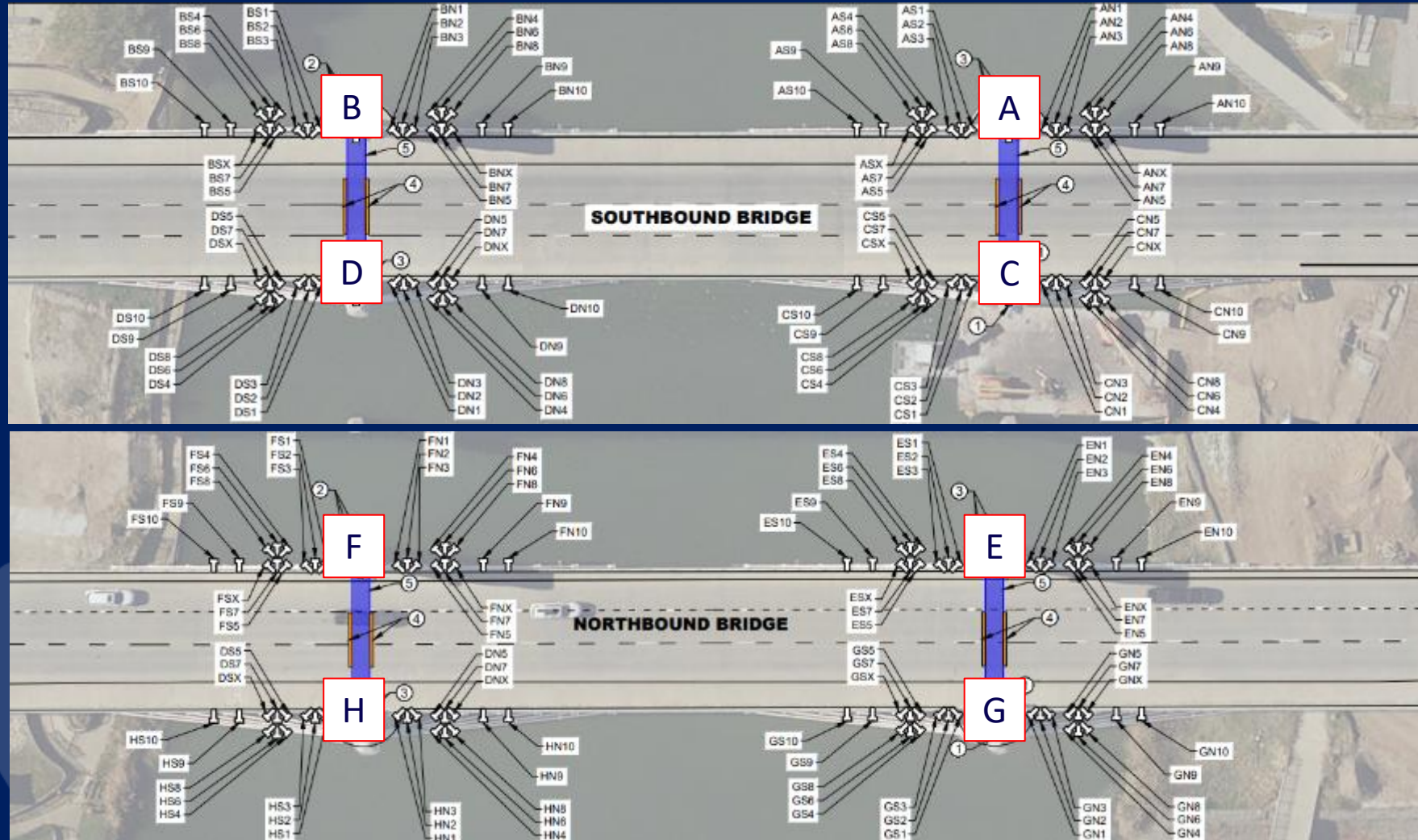


Purpose & Background:

- Existing system install in 2015 is partially functional, 60% operable
- Maintenance challenges with specialized equipment requirements
- Objective to implement a more durable system and address maintainability for long-term reliability
- Base bid for Column B&D, alternates for all columns to be replaced



LIGHTING LAYOUT

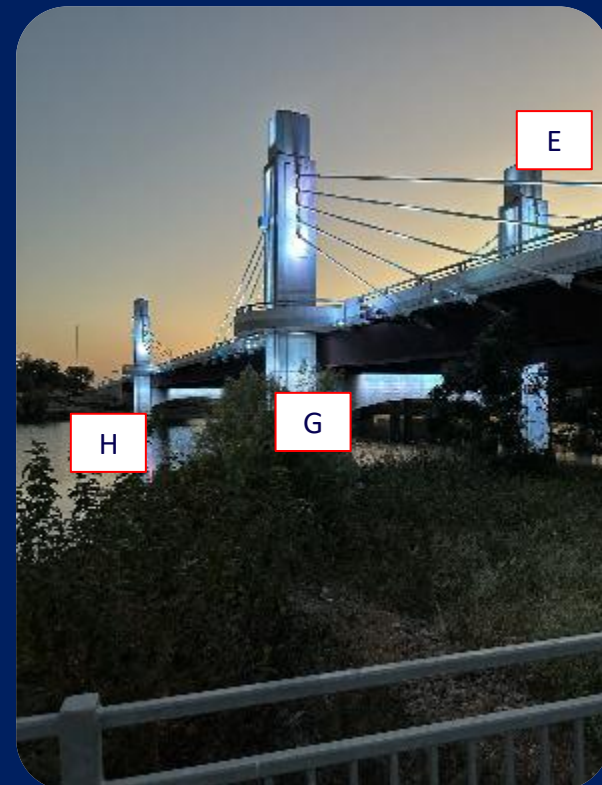
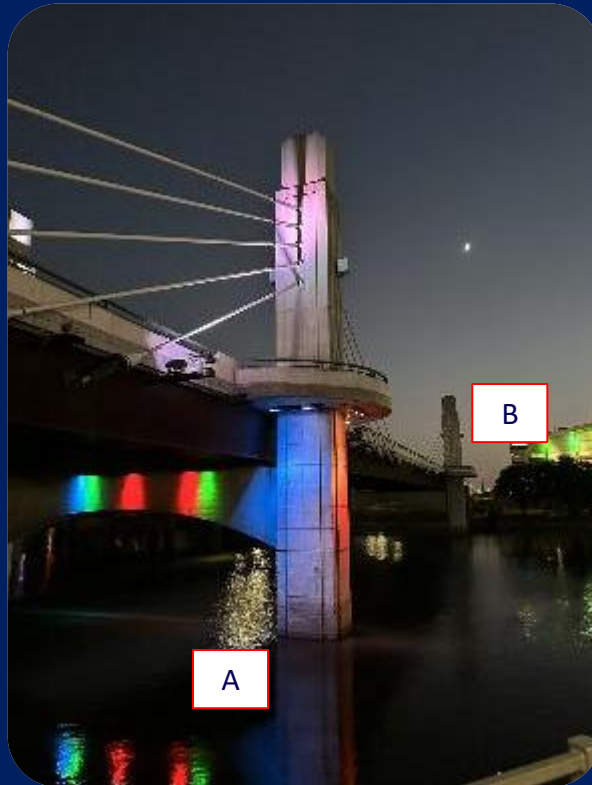
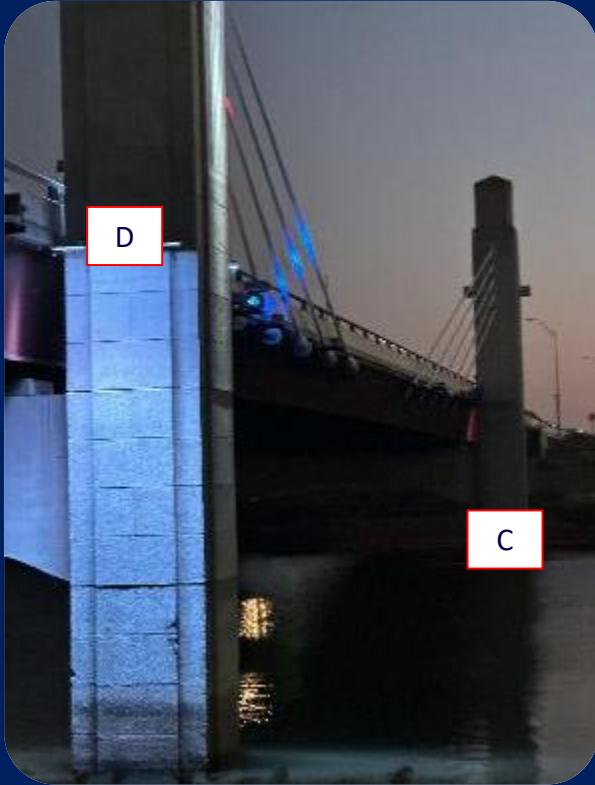


LIGHTING PROGRESS

- Repaired/Replaced damaged conduit
- Verified control wire continuity
- Updated accessible electronics



LIGHTING PROGRESS



- Power verified at all columns
- Functional issues remain, primarily southbound towers
- Under bridge hardware yet to be replaced

LIGHTING BIDS

Base Bid

Includes mobilization, material, supplies,
and installation for Column B & D

\$653,440, (includes \$150,000 allowance)

Alternate A

Annual maintenance contract

\$5,625

Alternate B

Complete replacement for Column A & C,
Column E & G, and Column F & H

\$930,000

Base + Alternates A & B

All Columns and maintenance contract

\$1,589,000



LIGHTING FEATURES

- Bird Mitigation
- New Wire and Weather Connectors
- Hail Resistant Bezel
- Remote Access



RECOMMENDATION & SCHEDULE

- **City Staff recommend to award the Base Bid plus Alternates A and B for a total cost of \$1,589,065**

I-35 Bridge Lighting Project Timeline									
Project Milestone	2025			2026					
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
City Council & Contracts									
Submittal Reviews									
Material Lead-time									
Installation									



THANK YOU.