

To the Mayor and Members of the City Council**May 5, 2026**

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**SUBJECT: NEIGHBORHOOD STREET PROJECT TIMELINES AND OVERSIGHT**

The purpose of this Informal Report is to clarify why some pavement resurfacing programs in the region may appear to progress more quickly than the City's bond-funded neighborhood street reconstruction projects, and to outline the City's approach to contractor accountability, schedule management, and time extensions.

Differences in Project Type and Scope

Many street resurfacing programs focus on surface-level pavement preservation, such as overlays or mill-and-fill operations. These activities are limited in scope and do not involve underground or structural improvements, allowing projects to be completed quickly. These projects are typically funded with PayGo. These projects are the second tier of the pavement condition index. The first tier is crack sealing (etc.) to preserve the longevity of otherwise well performing streets. This second tier is where streets have deteriorated to a point beyond cosmetic repairs but only such that a replacement of the asphalt is necessary. TPW and Water review such streets to determine whether any pipe replacement work is required.

In contrast, the third tier of street condition is where the foundation and/or the city's water, sewer, and/or stormwater infrastructure beneath the street have deteriorated so far that a rebuild is required. City neighborhood bond projects are full reconstruction efforts requiring complex engineering, coordination between departments and are typically funded by bond elections. These projects address not only pavement condition but also the underlying infrastructure that supports long-term neighborhood function and safety. Such projects typically include:

- Water and sanitary sewer replacements
- Stormwater improvements
- Curb and gutter
- Sidewalks and ADA-compliant ramps
- Driveway approaches and other concrete elements

Each of these components introduces additional sequencing, coordination, and inspection requirements, extending the overall project duration beyond that of an asphalt surface replacement project.

To further illustrate the difference, recent data shows that City neighborhood street bond projects average approximately 430 calendar days for construction due to the full scope of work involved. The contract duration for these projects is not arbitrary; it is determined during design based on estimates of the work quantities and expected production rates. Staff evaluates the total scope of work, including utility installation, concrete placement, and paving, and applies industry-standard production rates (e.g., linear feet of pipe installed per day, square yards of concrete placed per day) to estimate how much work can realistically be completed each day. These production-based assumptions are then combined with project complexity, sequencing constraints, and anticipated coordination needs to establish an overall contract time. As a

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secondary check, the total construction cost and the project's scale are also considered to ensure the duration aligns with comparable projects and market conditions.

In comparison, asphalt resurfacing delivered through the City's Interlocal Agreement (ILA) program with Tarrant County averages about 40 calendar days per lane mile, reflecting the limited nature of surface-only work. Depending on the total lane miles included, joint City and County ILA projects may be completed in as few as 24 days for smaller segments, while larger segments may extend beyond 150 days. This variation reflects the scale and complexity of the work, rather than contractor performance.

Residential Construction Constraints

Construction in residential areas requires maintaining continuous access for:

- Driveways
- Mail delivery
- Trash collection
- Emergency services
- School transportation

Work occurs within constrained right-of-way and often requires coordination with multiple private utility providers. These conditions limit the amount of work that can occur simultaneously and reduce opportunities to accelerate construction without increasing cost or risk.

Construction Sequencing and Paving Operations

For neighborhood street projects, contractors must complete underground utilities and all concrete improvements before placing the final asphalt pavement. This sequencing prevents damage to new pavement and ensures concrete has adequate time to cure.

Once a project is ready, asphalt paving is typically a short-duration and smooth process. Contractors often pave multiple streets in a single mobilization to maximize efficiency and control costs. Requiring paving to occur block-by-block would increase mobilization frequency and could result in additional contract expenses.

Contractor Accountability and Schedule Management

The City enforces contractor performance through established contract requirements and active project oversight. Each project includes a defined contract duration, and contractors are required to maintain updated schedules throughout construction.

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City staff monitors performance through:

- Regular schedule reviews and updates
- Field inspections and progress tracking
- Coordination meetings with contractors and utility partners
- Written notices when progress falls behind schedule

When contractors fail to meet contract timelines, the City enforces contractual remedies, including liquidated damages (LD). For neighborhood street projects, LDs are typically assessed at \$650 per calendar day for delays beyond the approved contract time, unless additional time is justified and approved through a formal change order.

Time Extensions – Recent Project Review

In response to concerns raised regarding time extensions, staff reviewed seven bond-funded neighborhood street projects completed or nearing completion within the past year. Key findings include an average time extension of 54 days, or approximately 13% of the total contract duration.

- Four projects required additional time due to unforeseen field conditions
- One project required additional time due to expanded sanitary sewer scope
- One project experienced delays due to utility conflicts requiring plan revisions
- One project experienced delays due to severe weather conditions
- One project required additional time due to a scope change associated with the Quiet Zone improvements

It should be noted that one project experienced two different types of delays and is therefore included in multiple categories above.

Time extensions are carefully evaluated and approved through formal change orders. Contractors may continue working on other aspects of the project during this time, but minor extensions are sometimes necessary to account for:

- Scope changes
- Design revisions
- Administrative processing

City staff thoroughly reviews each request to ensure it is fair, reasonable, and directly related to required work. The goal is to minimize schedule impacts while maintaining quality and ensuring the project is completed correctly.

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**SUBJECT: NEIGHBORHOOD STREET PROJECT TIMELINES AND OVERSIGHT****Contractor Performance**

The City actively tracks contractor performance across all capital projects. Based on recent project reviews, there is no pattern of repeat underperforming contractors on neighborhood street bond projects. Liquidated damages amounts are incorporated into every contract. When unjustified delays occur, staff have withheld the daily amount from a contractor's retainage payout at the close of a contract.

When performance issues arise, the City addresses them through contract-based remedies. These may include issuing formal notices, withholding payment, or, when necessary, suspending or terminating the contractor in accordance with contract provisions. In addition, contractor performance may be considered during the procurement process. Contractors with poor performance histories may not be recommended for award on future projects. Ultimately, the City Council retains discretion in awarding contracts and may choose not to award contracts to contractors who have not demonstrated satisfactory performance.

Moving Forward, the City Will Continue to:

- Enforce contract time and schedule requirements consistently
- Improve transparency in communicating schedules and updates to Council and residents
- Evaluate contract strategies that support accelerated delivery when appropriate
- Strengthen upfront planning and design to reduce the need for changes during construction

Summary

While some resurfacing programs progress more quickly, **City neighborhood bond projects involve significantly broader scope, deeper infrastructure improvements, and more complex coordination requirements.** These elements are essential to delivering durable, long-lasting improvements that serve residents for decades.

The City remains committed to contractor accountability, transparent communication, and continuous improvement in project delivery.

For additional information, please contact Lauren Prieur, Transportation and Public Works Director, by e-mail to lauren.prieur@fortworthtexas.gov.

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