

# Mount Gilead Road Reconstruction Design & Project Cost Update

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March 17, 2026  
Council Work Session



Kimley »Horn

# Overview

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- Oct/Nov 2025; What We Heard
- Value Engineered
- Updated Opinion of Probable Construction Cost (OPCC)
- Questions

# Project Scope

## US 377 to Bourland Road



# Meeting Recap & What We Heard

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- Oct. 21 / Nov. 4 Council Discussions
  - Success is staying within Budget
  - Points Assigned
- Value Engineering to 80%
  - Sharpened the Pencils

# Define Success Worksheet - Points

Category	Improvement	Points (17 total)	10 Success Points & 2 "Bonus Points"
Traffic Improvement	3-Lane Section	8	
	Marshall Ridge/Bourland Intersection	3	
Maintenance & Sidewalk Connectivity	Mill and Overlay with Sidewalk Gap	0.5	
Utilities	16" Waterline Replacement <i>w/in 3-Lane Section</i>	1	
	16" Waterline Replacement <i>w/in Intersection</i>	0.5	
	Underground Detention <i>Requires 16" Waterline Replacement to avoid detention pond</i>	2.5	
	100-YR Design Storm at Marshall Ridge/Bourland	1.5	
Cost Savings	Lowest Possible Cost		
	Do Nothing Option		

# Define Success Worksheet – 13 Points

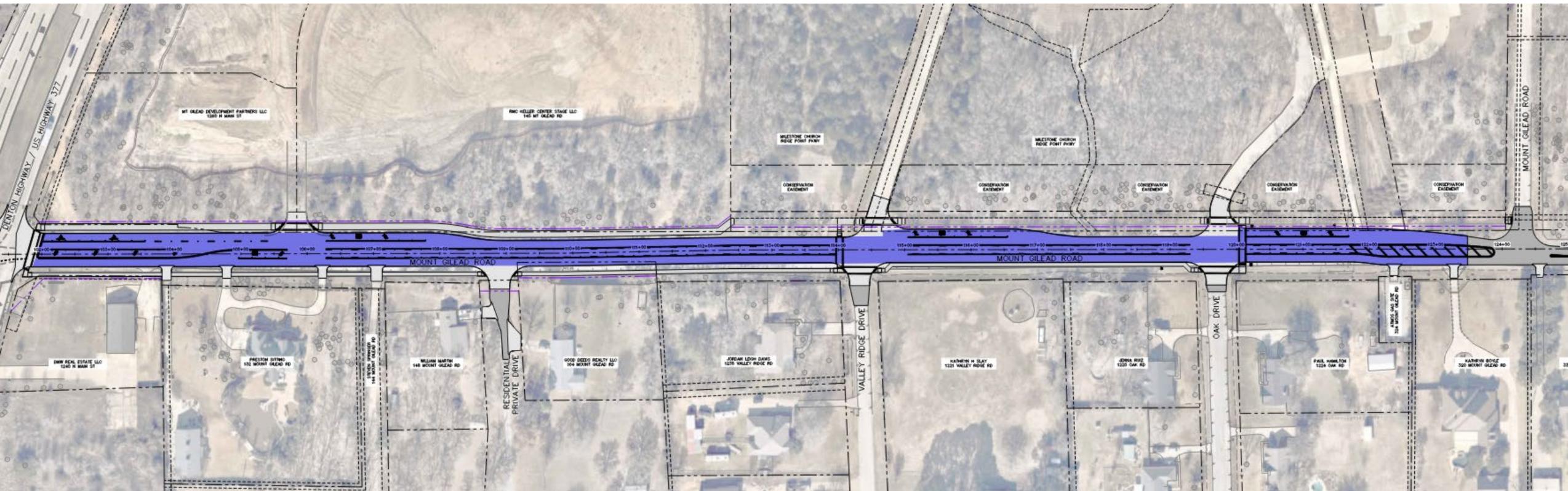
Category	Improvement	Points (17 total)	10 Success Points & 2 “Bonus Points”
Traffic Improvement	3-Lane Section	8	8
	Marshall Ridge/Bourland Intersection	3	3
Maintenance & Sidewalk Connectivity	Mill and Overlay with Sidewalk Gap	0.5	0.5
Utilities	16” Waterline Replacement <i>w/in 3-Lane Section</i>	1	1
	16” Waterline Replacement <i>w/in Intersection</i>	0.5	0.5
	<del>Underground Detention <i>Requires 16” Waterline Replacement to avoid detention pond</i></del>	2.5	
	<del>100-YR Design Storm at Marshall Ridge/Bourland</del>	1.5	
Cost Savings	Lowest Possible Cost		
	Do Nothing Option		

# 80% Value Engineering Submittal

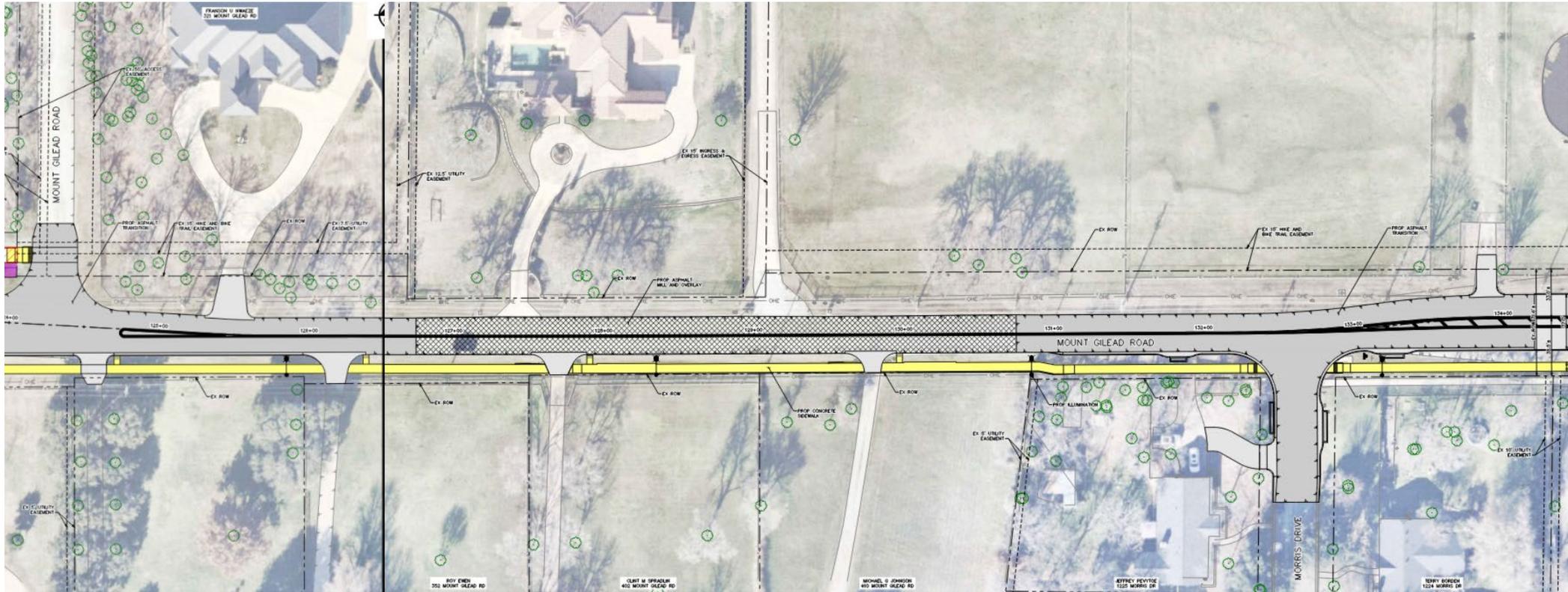
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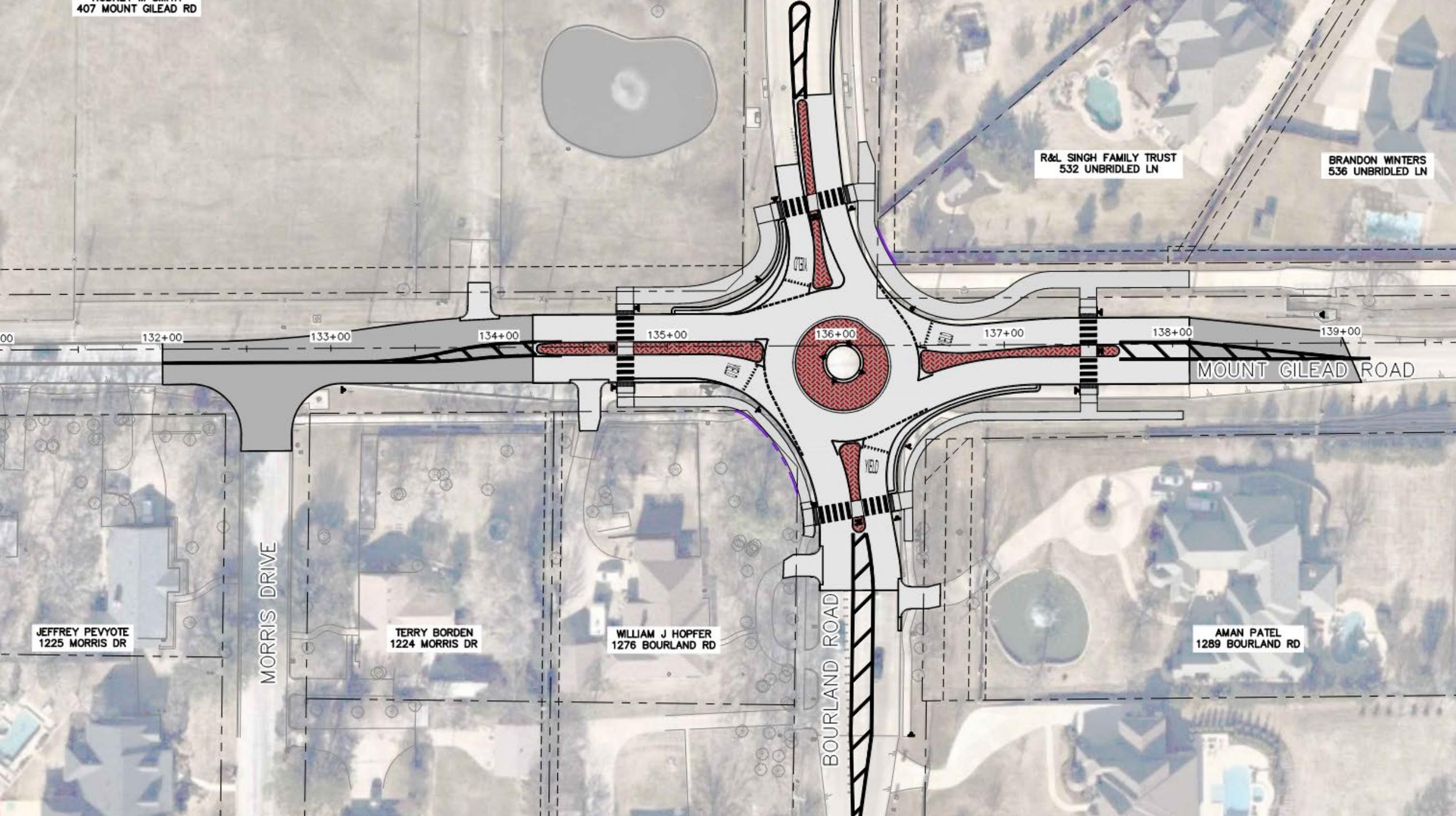
- New Construction Cost Estimate: \$12.5-13M
  - No Water Line Upgrades
  - No Underground Detention
    - Future Development
  - Tie into existing Design Storm at Bourland
    - Storm Pipes to Remain in Place

# 3 Lane Undivided



# Overlay of Existing





R&L SINGH FAMILY TRUST  
532 UNBRIDLED LN

BRANDON WINTERS  
536 UNBRIDLED LN

132+00

133+00

134+00

135+00

136+00

137+00

138+00

139+00

MOUNT GILEAD ROAD

MORRIS DRIVE

JEFFREY PEVYOTE  
1225 MORRIS DR

TERRY BORDEN  
1224 MORRIS DR

WILLIAM J HOPFER  
1276 BOURLAND RD

BOURLAND ROAD

AMAN PATEL  
1289 BOURLAND RD

# Next Steps

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- 90% Design Submittal: Late April
- Bidding in Early Fall



**Questions?**

# Project Scope

## US 377 to Bourland Road

