

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** David Salmon, P.E., City Engineer

**VIA:** Jim Proce, Assistant City Manager

**DATE:** July 21, 2025

**SUBJECT:** **Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc. in the Amount of \$519,996.75 for Right-of-Way Services for Holford's Prairie Road Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

### **BACKGROUND**

A professional services agreement with Teague Nall and Perkins Inc. for design of Holford's Prairie Road was approved by the City Council on September 19, 2018. The agreement did not include right-of-way acquisition services. The road improvements include replacing the existing asphalt roadway with a concrete two-lane, 37-foot-wide street section, storm sewer improvements, a new bridge structure, sidewalks on both sides and realigning the roadway across Midway Branch Creek to provide a more efficient bridge design and to accommodate access to adjacent properties due to the proposed bridge elevation. The project has been delayed because of project manager turnover and prioritization of other projects. Teague, Nall and Perkins has nearly completed the roadway design and right-of-way acquisition is pending. Some additional design work is anticipated as a result of right-of-way negotiations. Bidding and construction phase services will be negotiated once all right-of-way parcels are in the City's possession. The right-of-way acquisition is expected to take 12-24 months due to the complexities of relocating residents and a high probability of eminent domain procedures. The City Council approved a resolution authorizing staff to acquire right-of-way for the project on November 7, 2022. The proposed improvements require acquisition of 17 right-of-way parcels along the proposed roadway and will be performed in compliance with City of Lewisville procedures, the requirements of Texas Senate Bill 18 and The Uniform Relocation Act.

### **ANALYSIS**

The project design requires the acquisition of 17 parcels to construct the roadway. City staff has negotiated a Professional Services Agreement with Teague, Nall and Perkins, Inc. in the amount of \$495,235 plus a 5% contingency for a total cost of \$519,996.75 to provide right-of-way acquisition services for 17 parcels to include negotiation services, title & closing, appraisal services, personal property services, residential relocation services, non-residential relocation services and associated engineering support for the right-of-way services. The negotiated fee is

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within the accepted range for this type and size of project. Funding is available in the Holford's Prairie Road Capital Project accounts.

**CITY STAFF'S RECOMMENDATION**

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.