

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Brett Bourgeois, PE, PMP, City Engineer

**VIA:** Shanté Akafia, Assistant City Manager

**DATE:** May 4, 2026

**SUBJECT:** **Approval of a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. in the Amount of \$495,363.75 for Design Services for North Cowan Avenue Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

### **BACKGROUND**

The project consists of replacing approximately 2,200 feet of 42-inch water transmission line on North Cowan Avenue from Jones Street to Valley Ridge Boulevard, rehabilitation of approximately 1,500 linear feet of sanitary sewer line, and reconstruction of approximately 1,650 feet of North Cowan Avenue from Jones Street to the cul-de-sac. The project also includes providing an additional water line connection to Village North Mobile Home Park from the Kealy Avenue side.

In 2021, the City entered into a professional services agreement with Lockwood, Andrews & Newnam, Inc. to provide survey, design, and construction phase services for the project. Under the original agreement, the consultant progressed the design to 60 percent completion.

During the design phase, the project required utility crossing permits and coordination with multiple agencies, including Dallas Area Rapid Transit (DART), Canadian Pacific Kansas City (CPKC) Railroad, and Upper Trinity Regional Water District (UTRWD). Due to the complexity and duration of the required permitting process, the project was placed on hold for several months while the necessary approvals were pursued. As a result of the extended timeline, the original professional services contract expired before completion of the remaining design and permitting work.

### **ANALYSIS**

Due to the consultant's familiarity with the N Cowan project, and their prior performance, they were selected to be the most qualified firm for this project. City staff negotiated a Professional Services Agreement with Lockwood, Andrews & Newnam, Inc. in the amount of \$471,775.00 plus a 5% contingency for a total cost of \$495,363.75 for the design services. The negotiated fee is within the accepted range for this type and size of project.

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The scope of work in the new contract continues the project from the 60 percent design. In order to minimize delays associated with the extended permitting process, the project has been divided into two phases:

Phase 1 – Roadway and Utility Construction (Jones Street to cul-de-sac)

- Completion of the remaining design for roadway reconstruction and associated utilities
- Preparation of construction plans, specifications, and bid documents
- Bidding and construction phase services

Phase 2 – Permitting and Utility Crossing Coordination (cul-de-Sac to Valley Ridge Boulevard)

- Preparation and submittal of crossing permit applications including DART, CPKC and UTRWD
- Design of required utility crossings and response to agency review comments
- Preparation of construction plans, specifications, and bid documents
- Bidding and construction phase services

Separating the project into these two phases allows the roadway and utility construction to move forward while the permitting process continues. The project is anticipated to begin in April 2026, with Phase 1 design occurring in 2026 followed by construction through August 2028. Phase 2 design and permitting is anticipated to occur through early 2027 followed by construction with an anticipated completion in March 2028, reducing the potential for further delays to the overall project schedule.

City staff will continue coordinating with Village North Mobile Home Park ownership regarding the additional water main connection.

The negotiated fee is within the accepted range for this type and size of project. Design funding is available in the Capital Projects 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.