

MEMORANDUM

TO: Claire Powell, City Manager

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

VIA: Jim Proce, ICMA-CM, Assistant City Manager

DATE: December 2, 2024

SUBJECT: **Approval of a Professional Services Agreement with Halff Associates, Inc. in the Amount of \$162,809.01 for Preliminary Design Services Related to the Summit Avenue Boardwalk Improvements and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

In 2019, an 8.919 acres parcel of land near the northeast corner of Summit Avenue and Grandys Lane was dedicated as park land in conjunction with the development of the Norra Apartments located at 1801 Summit Avenue. A concept plan designed by Talley & Associates was developed on behalf of the developers of Heritage Trail Subdivision and the City of Lewisville also in 2019 to provide a public park to enjoy the existing wetland pond and vegetation on this parcel. The concept plan suggested a raised wetland boardwalk, viewing platform, and stone ledge as hardscape improvements for the pond on the east side of Summit Avenue and additional trail on the west side of Summit Avenue. The concept plan also envisioned public pedestrian access from the residential area near this park land. Staff has selected Halff Associates, Inc. to prepare a preliminary design for hardscape improvements at the existing wetlands and a trail at the northeast corner of McGee Lane and Lamar Drive to improve pedestrian access to the existing trails and sidewalks that access the park land parcel. The subject property was originally set aside in a wetlands mitigation bank as required by the United States Army Corps of Engineers (USACE) by Prologis, the original developers of the property in exchange for reclaiming other adjacent wetland property. A mitigation bank is a protected area of land that's managed to compensate for unavoidable negative impacts to the environment. Upon completion of the Talley and Associates plan, the City met with the USACE to preliminarily discuss improving the land within the mitigation bank area to include the trails and hardscape features shown in the Talley and Associates plan. At that initial meeting the USACE indicated there was no room for improvement of the property and it needed to remain natural. After additional meetings and discussion, the USACE softened their original position indicating there was some limited room for developing pedestrian access in and around the property.

ANALYSIS

City staff has negotiated a Professional Services Agreement with Halff & Associates, Inc. in the amount of \$155,056.20 plus a 5% contingency for a total cost of \$162,809.01 to include topographic surveys, site investigation, geotechnical engineering services, schematic design, USACE coordination and permitting and Park Board meeting presentation. Given the tentative nature of the previous USACE position, staff is proposing to only move forward with a preliminary

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design, sufficient for obtaining USACE review and a determination of the type of permitting required to move forward with the project. The proposed scope of services and fee assumes that the project will fall under a nationwide USACE permit. Additional services will be required if the project requires an individual 404 permit issued by the USACE. The negotiated fee is within the accepted range for this type and size of project. Design funding is available in Project P1903 Summit Avenue Park.

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.