

MEMORANDUM

TO: Claire Powell, City Manager
FROM: David Salmon, P.E., City Engineer
VIA: Jim Proce, Assistant City Manager
DATE: September 16, 2024

SUBJECT: Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc. in the Amount of \$59,000 for a Drainage Analysis for the Southwest Corner of the intersection of Valley Ridge Boulevard and East College Street and Authorization for the City Manager or Her Designee to Execute the Agreement.

BACKGROUND

Old Town Lewisville Tenant I, LP and Old Town Lewisville Tenant II, LP (collectively referred to as the “Developer”) have entered a public-private partnership with Lewisville PFC (“LPFC”) to construct The Standard at Old Town (the “Project”). On June 12, 2023, the LPFC approved the Project. LPFC will own the Project. As the Project is constructed by the Developer, it will become the property of LPFC.

The Project is a 600-unit Class A multifamily rental housing development to be located at approximately 701 East Main Street and will be completed in two phases. As part of the Project, the City is partnering with the Developer to construct approximately 3.6 acres of right-of-way and facilitate transfer of the land to the City upon completion, provide a minimum of 6,000 sq ft of public open space, provide utility improvements to support additional private development, and to establish a regional drainage solution.

This Professional Service Agreement will provide for the development of options for regional drainage solutions for the Project.

ANALYSIS

Teague Nall & Perkins, Inc. has performed similar drainage analysis for other public entities as well as for the City of Lewisville. Once the drainage analysis is complete, staff will evaluate the information to determine appropriate actions for a regional drainage solution and select an engineering consultant to design the necessary drainage improvements. City staff has negotiated a Professional Services Agreement with Teague Nall & Perkins, Inc. in the amount of \$59,000 to

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include data collection, field survey, existing condition analysis and technical reporting services.
The negotiated fee is within the accepted range for this type and size of project.

CITY STAFF'S RECOMMENDATION

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