

MEMORANDUM

TO: Donna Barron, City Manager

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

VIA: Eric Ferris, Deputy City Manager

DATE: August 23, 2018

SUBJECT: **Approval of a Professional Services Agreement with Huitt-Zollars, Inc. in the Amount of \$581,154 for Design and Construction Phase Services Relating to the Northwest Old Town Neighborhood Improvement Project Which Includes Contingencies; and Authorization for the City Manager to Execute the Agreement.**

BACKGROUND

The Northwest Old Town project consists of replacing asphalt streets with concrete street sections, sanitary sewers & water mains, drainage improvements and sidewalks where right of way allows within the neighborhood. Streets will be widened to the extent possible based on existing right of way widths. Individual streets may have curb and gutter depending on resident comment. All improvements will be constructed within the existing ROW, therefore the consultant will prepare a schematic design of proposed street sections to present to the neighborhood residents depicting what can be accomplished for each street, The original project consisted of reconstruction eight asphalt streets, but due cost escalations two of the streets, Edna and Degan Avenues were removed from the proposed scope of work. Degan Avenue has recently been milled and overlayed by the Public Services Department and Edna Street is in better condition than the other streets in the area per the City's pavement condition assessment. Due to extensive inactivity because of a funding shortage and the removal of two streets, the contract previously approved by Council on July 6, 2015 was canceled. Now, the project consists of reconstruction of six streets in Northwest Old Town including Walters, Herod and Richland Streets, Lynn, and Hatcher Avenues, and Temple Drive. Resident input will be used to assist in the development of the final street sections. Depending on the final design and resident input, minimal right of way parcels and easements may be necessary. This project supports Big Moves No. 3 (Old Town) and No. 4 (Thriving Neighborhoods) from the Lewisville 2025 Vision Plan.

ANALYSIS

The engineer's estimated construction cost is \$7,015,807. The project is fully funded with the addition of \$1.3 Million in RTR funds and funding included in the upcoming bond sale. Staff has renegotiated a Professional Services Agreement with Huitt-Zollars, Inc. in the amount of \$553,480 to include final schematics, neighborhood meetings, design services, surveying, easement preparation, and subsurface utility exploration. Huitt-Zollars was chosen for this project as they have designed multiple neighborhood rehabilitation projects in the DFW metroplex, including the previous design for Richard Street which was not constructed due to resident objections to dedicating additional right of way. In addition, Huitt-Zollars had already

Subject: PSA with Huitt-Zollars Inc. for Northwest Old Town Neighborhood Rehabilitation
August 23, 2018
Page 2

developed a draft schematic and completed the geotechnical investigation for the original 8 streets. The previous Professional Services Agreement executed in 2015 totaling \$687,225 has been cancelled with \$593,511 remaining. The new PSA takes into account work previously completed and the smaller scope while taking into account the consultants 2018 salaries and overhead costs. The resulting total design cost (previous payments + new PSA) will be \$674,868, a \$12,357 decrease from the original.

A total amount of \$581,154 is requested, which includes \$27,674 (5%) for contingencies. Funding for professional services is available in the North West Old Town Streets project funded through the 2003 GO Bond Program. Construction will be covered with RTR funding and upcoming bond sales. The design timeline for completion is 417 calendar days from notice to proceed and is exclusive of time for City staff reviews.

RECOMMENDATION

It is City staff's recommendation that the City Council approve the Agreement with Huitt-Zollars, Inc. as set forth in the caption above; and authorize the City Manager to execute the agreement.