

MEMORANDUM

TO: Donna Barron, City Manager

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

VIA: Eric Ferris, Deputy City Manager

DATE: September 4, 2018

SUBJECT: **Approval of a Professional Services Agreement with Teague Nall and Perkins, Inc., in the Amount of \$453,285 for Design Services Related to the Holford's Prairie Road Project; and Authorization for the City Manager to Execute the Agreement.**

BACKGROUND

The project consists of replacing the existing asphalt roadway with a concrete two lane, 37' wide street section, storm sewer improvements, a new bridge structure and installing sidewalks on both sides of the street. The engineer's construction cost estimate for the project is \$4,798,200. Staff has negotiated a professional services agreement with Teague Nall and Perkins, Inc. in the amount of \$453,285 to include property owner meetings, design and construction services, surveying, subsurface utility exploration, environment documents, easement and right-of-way documents. City Council approved a preliminary design agreement with Teague Nall and Perkins, Inc. on February 20, 2017. The purpose of the recently completed Preliminary Design Report was to determine project scope of work related to roadway alignment, access to adjacent mobile home communities, culvert hydraulics related to Midway Branch, environmental/permitting considerations, soil conditions, estimated construction costs and right-of-way acquisition. A total project budget amount of \$475,949 is requested, which includes \$22,664 (5%) for contingencies.

ANALYSIS

Holford's Prairie Road is the sole access serving three mobile home communities totaling approximately 500 homes, several additional single-family homes as well as some businesses in east Lewisville south of Business 121. Roughly 800 feet of roadway experiences flooding at Midway Branch Creek during large storm events cutting off access to the mobile home communities, single-family homes as well as businesses. Constructing a crossing of Midway Branch Creek that will be safe from flooding while maintaining access to residents and businesses requires a balance between elevating the roadway and the best road route to maintain access to Oak Tree Lane and the Eagle Ridge community. At Midway Branch the road will have an adjusted route that will require rebuilding of access to the Oak Tree Lane community on the west side of the road as well as the Eagle Ridge community on the east side. The revised road alignment is necessary to provide access to adjacent properties near Midway Branch given the

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elevated roadway and the need to maintain through traffic at all times during construction. Rebuilding the access will involve acquisition of seven (7) mobile homes and lots on Oak Tree Lane. Channel excavation will require USACE permitting. Holford's Prairie Road will ultimately tie into the future extension of Corporate Drive. Corporate Drive Segment 5 currently at 90% design may be completed and open to traffic before this project begins construction to allow additional access to home and business owners in the area.

Staff has negotiated a Professional Services Agreement with Teague Nall and Perkins, Inc. in the amount of \$453,285 to include property owner meetings, design and construction services, surveying, subsurface utility exploration, environment documents, easement and right-of-way documents. Design funding is available in the Holford's Prairie Road Capital Project. Design will take eight months from the time of notice to proceed and is exclusive of City staff review time. At this time the estimated length of construction time is fourteen months.

RECOMMENDATION

That the City Council approve the agreement as set forth in the caption above; and authorize the City Manager to execute the agreement.