



AGENDA ITEM SUMMARY FORM

MEETING DATE: January 9, 2024
PREPARED BY: Chris Whittaker
AGENDA CONTENT: Henderson Roadway Alignment

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: **FUNDS REQUESTED:**
\$225,000.00

FUND:

EXECUTIVE SUMMARY:

The City has expressed a desire to proceed forward with the Henderson Roadway Project. The first task is to identify a new right-of-way (ROW) alignment that will provide sufficient area for the proposed improvements and limit the amount of required property acquisitions. A new alignment will be laid out along the Henderson corridor and the proposed improvements that were identified in the traffic and drainage studies prepared by HDR will be included (plan view only) to verify there is sufficient area in the new ROW alignment. HDR will utilize the previously collected survey information and aerial photographs to assist in this process. When the alignment is finalized, a list of locations where additional right-of-way is required will be provided. This will allow HDR to better define the cost associated with ROW acquisitions. A separate proposal for ROW acquisition will be provided after the areas have identified.

Also included in this item is an updated ROW acquisition budget with assumption. The assumptions are as follows:

1. Acquisition Parcels - 114
2. Relocation Personal Property - 3
3. Condemnation through Special Commissioner Hearings 20 Parcels
4. Jury Trial Parcel - 1

RECOMMENDATION: Council to approve HDR for an amount of \$225,000.00 to perform the Henderson Roadway Alignment.



December 21, 2023

Mr. Chris Whittaker
City Manager
City of Angleton
121 South Velasco Street
Angleton, Texas 77515

Re: Proposal for Engineering Services for Henderson Road Roadway Alignment

Dear Mr. Whittaker:

HDR Engineering, Inc. (HDR) is pleased to submit this proposal for performing a planning study for the above referenced project. The proposal is based on our understanding of the project from conversations with City Staff and previous studies performed.

PROJECT UNDERSTANDING

The City of Angleton has expressed a desire to continue to advance the Henderson Road Improvements Project forward and has requested HDR to provide a fee to perform a study level report to identify the future right-of-way (ROW) alignment between SH 288B to SH 35. The proposed project will be the total street reconstruction consisting of approximately 10,560 feet of a 4-lane concrete boulevard, sidewalks, and drainage improvements. This study will assist the city in identifying areas where property acquisition will be required to provide sufficient ROW for the proposed improvements and provide the necessary information to better plan/budget for the property acquisition phase.

This Study will utilize available survey and aerial photographs to create a schematic that identifies the proposed ROW alignment, utility locations, road and sidewalk locations, and locations where properties will need to be acquired. Once this Study is completed and the alignment is approved, a proposal will be provided for the property acquisition phase.

The following Basic Services will be required for this project:

SCOPE OF SERVICES

1. Hold “kick-off” meeting with City staff to finalize the requirements for the project.

2. Data collection will include GIS research for water, sanitary sewer and storm sewer data.
3. Approximate right of way data will be based on found property corners from the previous topographical survey of the Henderson Road corridor.
4. Private utility information will be downloaded from the Texas Railroad Commission. Utility request will also be issued for the Henderson Road right of way. No detailed coordination will be done as part of this phase with identified utility providers.
5. Coordinate with the City staff to review existing record drawings of Henderson Road and collect all master plans documents (water, sanitary sewer, and drainage).
6. Site visits will also be performed to verify the information received.
7. The collected data and site visit will serve as a basis for developing the proposed ROW alignment.
8. A color schematic will be developed to show proposed alignment for road sidewalks and public utilities and areas that will need to be acquired.
9. Proposed water, sanitary sewer and storm sewer replacements will be laid out in the schematic by overlaying proposed improvements identified in the master planning documents on an aerial image.
10. The schematic will not include any profiles for the roadway, existing or proposed utilities.
11. Three (3) right-of-way cross sectional renderings of the proposed roadway, public utilities, and sidewalks will be provided.
12. Create a utility conflict list/conflict matrix.
13. Attend two (2) meetings with the city during the development of the schematic to obtain their input on the alignment.
14. After the final alignment meeting, HDR will finalize the layout of the proposed roadway and identify locations where properties will be required to be acquired.

15. HDR will prepare a letter report stating the conclusions of the Study and present finding to the City council at a public meeting

As discussed with the city, this proposal does not include any additional surveying, geotechnical, environmental, hydraulic modeling, storm water pollution protection, USACE permitting, environmental services, SUE services, traffic counts, signalization design, tree protection, phasing, or detailed traffic control.

ADDITIONAL SERVICES

1. Additional Services shall only be performed when directed by the City to HDR. These services are not considered normal or customary engineering services.
2. Services resulting from significant changes in the extent of the project or its design including but not limited to changes in size, complexity, the City’s schedule, or character of construction or method of financing; and revising previously accepted studies, reports design documents or Contract Documents when such revisions are due to causes beyond HDR’s control.
3. Preparing documents for alternate bids outside of the original scope requested by the City or documents for out of sequence work.
4. Preparing to serve or serving as a consultant or witness for the City in any litigation, public hearing or other legal or administrative proceeding involving the Project.
5. HDR will endeavor to appraise the City of any potential additional or extended services that may result from the above listed items, prior to HDR’s expenditure of time on such services. As previously noted, any such extended or additional services shall only be performed when directed by the City to HDR.

FEE SUMMARY

<u>Study:</u>	\$ 225,000
TOTAL FEE:	\$ 225,000

SCHEDULE

It is estimated that the schedule to accomplish the complete design phase is approximately 150 days from the date of authorization to proceed.

INVOICES

HDR will submit monthly invoices for all engineering work completed to invoice date. The invoices for lump sum work will be based on a percentage of completion of each phase applied to the lump sum fee and based on the appropriate fee cost for work from our subconsultants. Time and materials charges and additional services beyond those described in the Scope of Services will be invoiced on the basis of direct labor costs times a factor of 3.18 and direct cost plus 10%. Mileage will be charged at prevailing IRS rates.

HDR appreciates the opportunity to submit this proposal and we look forward to continuing our work with the City.

Sincerely,

HDR ENGINEERING, INC.



David Weston
Vice President/Area Manager

City of Angleton
Right of Way Estimated Costs for Funding-12-7-2023

Task	HDR Fees	HDR Sub Providers	Pass through Fees	Budgetary (114 Parcels unless otherwise designated)	Texas Property Code/Regulations & Requirements	Federal Regulations & Requirements	18-Month Timeline
Project Manager	\$135,000.00			\$7,500.00/monthly	√	√	Real Estate Services project management & planning, schedule and cost projections, record keeping system, computer based acquisition/relocation tracking, project reporting, document control, client liaison, client meetings and reporting, subconsultant oversight, acquisition lead Assumes 18 months
Raw Land Assumes no improvements or Damages			\$487,827.09	\$7.00/SFQ	√	√	Average square foot cost is being used between: \$5.00/SF for commercial and \$9.00/SF for residential properties. Assumes 114 parcels.
Surveying		\$250,800.00		\$2,200.00	√	√	Prepare metes and bounds/exhibit for each parcel, topography on new ROW, topography 10' past the future ROW on each parcel. Assumes 114 parcels.
Title Reports/Closing Costs			\$287,500.00	\$3,000.00/per parcel	√	√	Preliminary title reports, final surveys to title company for updates to title, closing costs associated with title insurance, escrow and acquisition(Title Insurance based on property costs of \$487,827.00). Assumes 114 parcels.
Appraisals		\$456,000.00		\$4,000/per parcel	√	√	USPAP and/or Federal guideline Requirements for appraisers to follow. Assumes 114 parcels.
Appraisal Review	\$205,200.00			\$1,800.00/per parcel	√	√	Reviewer ensuring accuracy and compliance Assumes 114 parcels.
Title and Closing Services	\$228,000.00			\$2,000.00/per parcel	√	√	Clearing title issues, liens, payment packages, attending closings, ensuring clean title Assumes 114 parcels.
Negotiation	\$741,000.00			\$6500.00/per parcel	√	√	Analyze appraisal, prepare offer packages w/required compliance documents (LOBOR, Acquisition Brochure, etc.), assisted property owners w/counteroffer submittals, right of entry, file close-outs. Assumes 114 parcels.
Relocation	\$7,050.00			\$2,350.00/per parcel	√	√	Based on approximately 3-parcels , notify all property owners or displacees of eligibility for relocation assistance, provide all required federal compliance documents, Based on approximately 20-parcels , pre-commissioners hearing support, prepare condemnation packets, request any require updates to title/appraisal reports, notice of deposits, coordination of expert witnesses
Condemnation Support	\$140,000.00			\$7,000.00/per parcel	√	√	
Notice of Hearing/Filing/ED Recorded Documents			\$10,000.00	\$500.00/per parcel	√	√	All parties with an interest in the property must be noticed of the hearing/ Filing Petitions for Hearings/Recording all Eminent Domain documents into the courts to obtain possession of the property Assumes 20 Parcels
Litigation before objections are filed		\$500,000.00		\$25,000.00/per parcel	√	√	Draft templates for Original Petition, Award and Objections to be approved by City, E-filing, Review of E-file Oath of Commissioners, Waiver of Service of Notices or Proof of Service, Prepare evidence and witnesses (appraiser/engineer for Special Commissioner's Hearing. Attorney activities before Objections are filed Assumes 20 Parcels
Litigation after objections are filed plus Jury Trial		\$150,000.00		\$150,000.00/per parcel	√	√	Assumes 1 parcel proceeds to Jury Trial.
Jury Trial Expert Witnesses			\$13,200.00	\$13,200.00/per parcel	√	√	Assumes \$6,000.00 for Updated Appraisal and \$300.00 per hour for 24 hours for Appraiser Prep and Testimony. Assumes 1 Parcel.
Commissioner Fees			\$80,000.00	\$4,000.00/per parcel	√	√	The costs received by the Commissioners who attend the Hearings. Usually 3 Commissioners that charge an estimated \$2,000 for each hearing. Assumes 20 Parcels
Property Management	\$10,800.00			\$540.00/per parcel	√	√	Provider must provide release of property to the City, confirm that utilities have been turned off, provide City a copy of plat/field notes, photographs, appraisal reports, release of property form on vacated parcels and ready for disposal. Assumes 20 Parcels
Direct Expenses	\$11,400.00			100.00/per parcel	√	√	Mileage, Postage,
Total	\$1,478,450.00	\$1,356,800.00	\$ 878,527.09	\$3,713,777.09			