
City Council Regular Meeting

DEPARTMENT: Development Services

FROM: Michelle McCullough, P.E., CFM – Deputy Director of Development Services/City Engineer

MEETING: August 5, 2024

SUBJECT:

Consider approval of a professional services agreement with CMJ Engineering in the amount of \$277,294.50 for testing services related to the Burleson West Lift Station, Force Main, and Gravity Sewer project. (*Staff Contact: Michelle McCullough, Deputy Director of Development Services/City Engineer*)

SUMMARY:

On June 7, 2021, the City Council approved Chapter 380 and an Economic Development and Performance Agreement (Agreement). The Agreement is for developing Chisholm Summit, a proposed master-planned community on the west side of the City between Wilshire Blvd and the Chisholm Trail Parkway. There are several parties to this Agreement; however, R.A. Development, Ltd. (Developer) will act as the representative under the Agreement.

Per the Agreement, the Developer is obligated to design and construct public roadway and sanitary sewer improvements in several phases. The Developer retained professional engineers to design the proposed sanitary sewer improvements. The sanitary sewer lift station will be located within the Hooper Business Park, adjacent to CR 1019. The force main will be constructed from CR 914A to the north and primarily along the east side of Lakewood Drive and the Hooper Business Park. The gravity sewer will be located along the west side of the business park.

R.A. Development met with city management to discuss amending the Agreement and modifying the Developer's responsibility for managing the construction of the sewer improvements. Currently, the Agreement requires the Developer to construct the sanitary sewer improvements, and the City shall reimburse the Developer for the funds paid for the construction of such sewer improvements. It was agreed between R.A. Development and the City that the City will now manage the construction of the proposed sewer improvements directly with the contractor.

The construction contract was awarded on May 20, 2024, and the notice to proceed was issued on June 5, 2024. Staff has been working through the material submittal review process with the contractor. Construction of the force main along CR 1019 has begun while the contractor is waiting on materials for the 21-inch gravity sewer along CR 914. As part of the Burleson Westside Lift Station, Force Main, and Gravity Sewer project, CMJ Engineering will provide construction material testing services required to ensure proper compaction, concrete strength, etc., throughout the project's life. The anticipated completion of construction is May 2025.

RECOMMENDATION

Approve a professional services agreement with CMJ Engineering in the amount of \$277,294.50.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

NA

REFERENCE:

NA

FISCAL IMPACT:

Budgeted Y/N: N

Fund Name: W/WW Bonds

Full Account #s:

Amount: \$277,294.50

Project: DV2401

STAFF CONTACT:

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