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**Economic Development Corporation (Type A)**

**DEPARTMENT:** Public Works & Engineering  
**FROM:** Michelle McCullough, P.E., CFM – Assistant Director/City Engineer  
**MEETING:** May 20, 2024

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**SUBJECT:**

Consider approval of a resolution for partial funding in the amount of \$2,800,000.00 for the total project cost (\$7,802,299.00) to construct the Burleson Westside Lift Station, Force Main, and Gravity Sewer. *(Staff Contact: Michelle McCullough, Assistant Director/City Engineer)*

**SUMMARY:**

On June 7, 2021, the City Council approved Chapter 380 and an Economic Development and Performance Agreement (Agreement) 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.

As part of 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.

After the project was advertised, 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 provides that the Developer will construct the sanitary sewer improvements, and that the City will reimburse the Developer 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 City Manager's Office and the Developer are working towards that amended Agreement and a future council action will be required to officially amend the Agreement.

On April 15, 2024, the City Council voted to reject all competitive sealed proposals received on February 19, 2024. The City advertised the project again on April 19, 2024, and publicly opened the proposals on May 3, 2024.

A total of four (4) proposals were received and were evaluated and ranked on the documentation submitted based on the five criteria listed below –

1. Proposal Price (40 points)
2. Firm Profile, Financial Capability, and history of similar projects (15 points)

3. Key Personnel assigned to the project (20 points)
4. Project Approach (20 points)
5. Compliance with the request for competitive sealed proposals (5 points)

After all proposals were evaluated and ranked, staff recommends awarding the competitive sealed proposal to Mountain Cascade of Texas, LLC, who received the highest ranking based on the criteria included in the proposal.

The Notice to Proceed is anticipated to be issued in early June with completion anticipated in July 2025.

**RECOMMENDATION:**

Approve a resolution for partial funding in the amount of \$3,000,000.00 for the total cost (\$7,820,299.00) to construct the Burlison Westside Lift Station, Force Main, and Gravity Sewer.

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

*September 20, 2021 – Economic Development Corporation Board (EDCB) – Type A*

- Reimbursement resolution to R.A. Development, Ltd. for roadway design costs
- Design Contract with Kimley Horn Associates for design review of Lakewood Drive

*September 20, 2021 – City Council*

- Reimbursement resolution to R.A. Development, Ltd. for sewer design costs and ratification of EDCB action on the reimbursement resolution to R.A. Development, Ltd. for roadway design costs
- Design Contract with Kimley Horn Associates for design review of Lakewood Drive and sanitary sewer facilities
- Ratification of EDCB action on the design contract with Kimley Horn Associates for design review of Lakewood Drive

*October 3, 2022 – Economic Development Corporation Board (EDCB) – Type A*

Reimbursement resolution to R.A. Development, Ltd. for roadway construction costs

*October 3, 2022 – City Council*

Reimbursement resolution to R.A. Development, Ltd. for roadway construction costs and ratification of EDCB action on the reimbursement resolution to R.A. Development, Ltd. for roadway construction costs

*November 13, 2023 – Economic Development Corporation Board (EDCB) – Type A*

Reimbursement resolution to bury existing UCS electric lines between CR 1020 and CR 1016.

*November 13, 2023 – City Council*

Minute order ratifying the 4A Economic Development Corporation Board's action

*December 11, 2023 – Economic Development Corporation Board (EDCB) – Type A*

Reimbursement resolution for pedestrian and street lighting between CR 1020 and FM 1902.

*December 11, 2023 – City Council*

Minute order ratifying the 4A Economic Development Corporation Board's action.

*March 18, 2024 – City Council*

Oncor Encroachment Agreement approved for proposed paving and sewer improvements.

*March 18, 2024 – City Council*

Oncor Encroachment Agreement approved for proposed paving and sewer improvements.

*April 15, 2023 – City Council*

Rejection of all competitive proposals for the Burleson Westside lift station, force main, and gravity sewer (Project No DV2401)

**REFERENCE:**

NA

**FISCAL IMPACT:**

**Budgeted Y/N:** Y

**Fund Name:** 4A Bond Fund

**Full Account #s:** 4A

**Amount:** \$2,800,000.00

**Project:** DV2401

**STAFF CONTACT:**

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