



Chisholm West Lift Station Design and Construction Phase Services

PRESENTED TO CITY COUNCIL

FEBRUARY 02, 2026

Background - Project

- Lift Station to service Chisholm Summit, Tall Grass and other development in the area
- Identified in City's Wastewater Masterplan to provide 2.5 MGD (Initial)
- Planned future growth has increased the required ultimate capacity to 6 MGD (Ultimate)
- Proposed to be located northeast of Chisholm Trail Parkway and CR1016 near FM1902
- 12" Sewer force main (approximately 11,615 feet)
- Three 12" stub outs for future gravity mains

Background - Agreements

Chisholm West Development:

Developer shall dedicate and convey the property for LS in fee simple and dedicate and convey easement's consistent with the City's Design Standards Manual for the required force main and necessary gravity sewer.

Cost Participation

1. LS Capacity > 1.4MGD; Developer pro rata share based on capacity usage.
2. LS Capacity \leq 1.4MGD; Developer will participate at either 50% of total construction cost or its pro rata share of the LS, whichever is greater

Tall Grass Development:

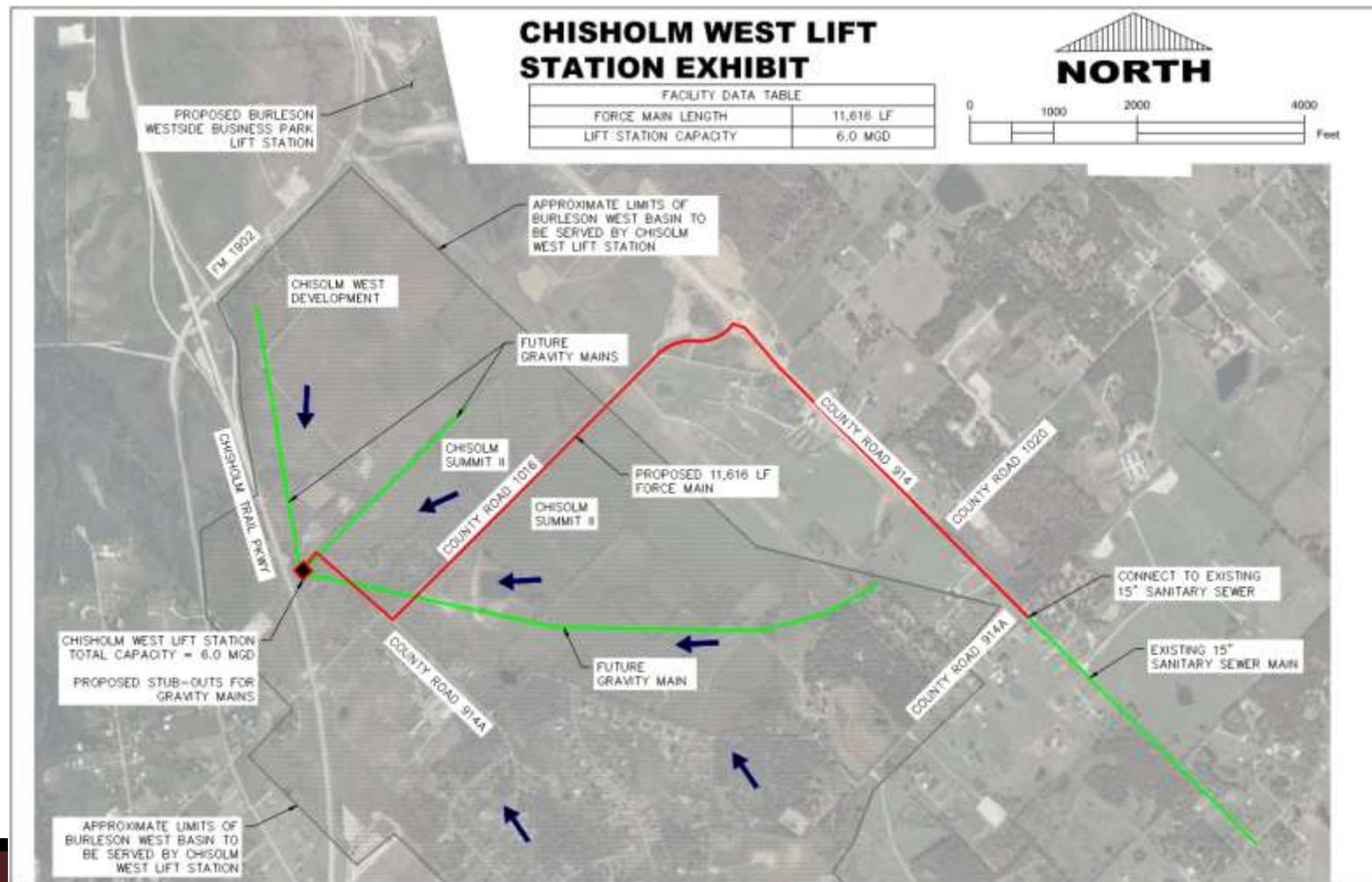
1. City agrees to reserve sufficient capacity for 3.63MGD.
2. Developer agrees to participate in the construction cost on a pro rata basis based on capacity usage with payments to be made in installments as each phase of development is platted, with the exception of capacity reserved for Tract 1 and Tract 2, which payment shall be made at the time of construction.

Agreed Upon Schedule:

Signed & Sealed Construction Drawings: No Later Than 12/31/2026

Substantial Completion: No Later Than 12/31/2028

BACKGROUND - Exhibit



CONSULTING PROCUREMENT

Request Distributed: October 31, 2025

Project Interviews: November 18, 2025 and November 21, 2025

Kimley-Horn selected as Consultant

Scope of Contract: Given on next slide

Total Fee: \$805,680.00

Total Available Budget: \$870,000.00



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SCOPE OF CONTRACT

- Task 1 – Design Management
- Task 2 – Conceptual Analysis
- Task 3 – Preliminary Engineering Report
- Task 4 – Preliminary Design
- Task 5 – Final Design
- Task 6 – Construction Contract Documents
- Task 7 – Bid Phase Services
- Task 8 – Construction Contract Administration
- Task 9 – Record Drawings Preparation
- Task 10 – Permitting
- Task 11 – Platting and Easement Preparation Services
- Task 12 – Survey, SUE, Geotech
- Special Services – Task 13 – Early Equipment Package



TIMELINE

Professional Services Agreement Approval: February 02, 2026

Notice to Proceed: February

Conceptual Analysis: 8 weeks from NTP

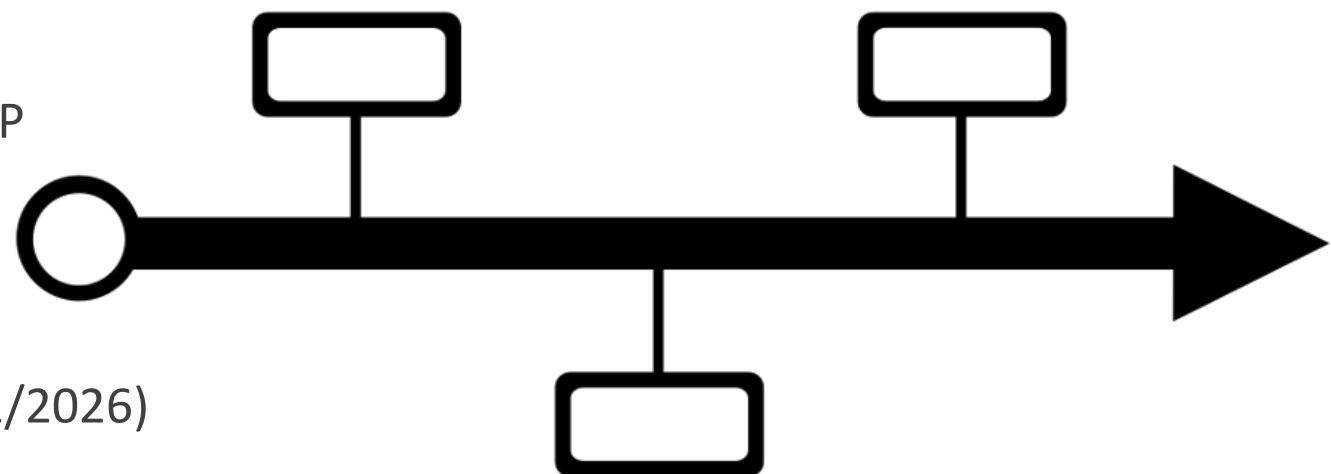
Preliminary Engineering: 8 weeks from NTP

60% Submittal: 8 weeks from NTP

90% Submittal: 10 weeks from NTP

100% Submittal: 5 weeks from NTP (12/31/2026)

Estimated Construction: Spring 2027



ACTION REQUESTED

Consider and take possible action on a professional services agreement with Kimley-Horn for the design of the Chisholm West Lift Station in the amount not to exceed \$805,680.00 (Project WW2603)



Questions/Comments

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