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City Council Regular Meeting

**DEPARTMENT:** Public Works

**FROM:** Errick Thompson, Deputy Director of Public Works

**MEETING:** March 20, 2023

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**SUBJECT:**

Consider approval of a professional services contract with Kimley-Horn and Associates, Inc. for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway in the amount of \$1,090,915.00. *(Staff Contact: Errick Thompson, Deputy Director of Public Works)*

**SUMMARY:**

On June 7, 2021, the City Council approved a Chapter 380 and Economic Development and Performance Agreement (Agreement) with the developer of the approximately 1,000 acre Chisholm Summit master-planned community on the City's west side. Per the Chapter 380 agreement, the developer is responsible for designing and constructing the city funded public improvements, including the extension of Lakewood Drive from just south of CR 1020 to FM 1902. Phase 1 of the Lakewood Drive extension from FM 1902 to CR 1016 is underway and includes a temporary connection to FM 1902.

Lakewood Drive will also serve as the primary access to land purchased by the Economic Development Corporation (Type A), known as the Hooper Business Park, totaling approximately 107 acres.

The professional services agreement for consideration includes design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway, providing a direct connection from the tollway to the business park, master-planned community, and points to the east. Since FM 1902 and the Chisholm Trail Tollway are TxDOT and NCTTA roadways, the design of the improvements must be to TxDOT standards, including environmental clearance, before the final design.

The design contract has been set up to follow TxDOT standards and procedures and includes additional tasks that would only be authorized and expensed to comply with federal requirements should federal funding be awarded. Construction is estimated at \$16.9M. Staff is exploring potential federal funding for construction through the North Central Texas Council of Governments (NCTCOG). Whether the design follows state or federal standards and procedures, the schedule for design and construction will take longer than if it were strictly a local / City project designed and constructed following City standards and processes.

**If following the TxDOT standards and process** a schematic design is required to be submitted and approved before any detailed project design can begin. The schematic design is anticipated

to take approximately one year to complete. Environmental clearance, right-of-way acquisition, and utility relocation are activities that can overlap; however, construction cannot begin until utility relocation is complete. Extensive public involvement is required via internal and external stakeholder meetings, and public meetings to gather input from surrounding property owners. The design is estimated to be completed summer 2025, and relocation of the utilities by the fall 2026. Construction is estimated to begin in early 2027 at an estimated construction cost of \$16.9M and be completed fall 2028 following TxDOT standards and process.

**If federal funding is awarded to the project**, the schedule is estimated to extend by approximately one year. This is mainly because the federal process does not allow right-of-way acquisition to begin until environmental clearance has been obtained, and utility relocation is not allowed until all right-of-way has been acquired. Construction can only begin once all utility relocation has been completed. If federal funding is secured, construction is projected to begin in early 2028 at estimated construction cost of \$17.6M. However, the federal funding could potentially contribute up to 80% of the construction cost. Additional state and/or county funding may also become available to assist.

The following tasks are included in the design contract –

- Design Survey
- Right-of-Way and Easement Documentation
- Schematic Design
- Preliminary and Final Design
- Geotechnical Investigation
- Environmental Services
- Traffic Evaluation
- TxDOT and Federal Documentation
- Chisholm Trail Parkway Intersection Improvements
- FM 1902 Intersection Improvements (re-alignment)
- Subsurface Utility Engineering
- Franchise Utility Coordination
- Bidding and Construction Phase Services

Coordination between several entities will require more meetings than a typical project designed to city standards.

The design for the extension of Lakewood Drive will be funded as part of the reimbursement resolution for the Economic Development Corporation 4A approved at the October 3, 2023 City Council meeting.

## **OPTIONS:**

- 1) Approve a professional services contract with Kimley-Horn and Associates, Inc. for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway in the amount of \$1,090,915.00.
- 2) Deny a professional services contract with Kimley-Horn and Associates, Inc. for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway in the amount of \$1,090,915.00.

**RECOMMENDATION:**

Approve a professional services contract with Kimley-Horn and Associates, Inc. for the design of the extension of Lakewood Drive from FM 1902 to Chisholm Trail Parkway in the amount of \$1,090,915.00.

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

The 4A considered the proposed contract on March 20, 2023.

**FISCAL IMPACT:**

Funded as part of the reimbursement resolution for the Economic Development Corporation 4A approved on October 3, 2022.

**STAFF CONTACT:**

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