
City Council Regular Meeting

DEPARTMENT: Public Works & Engineering

FROM: Michelle McCullough, P.E., CFM, Assistant Director/City Engineer

MEETING: April 15, 2024

SUBJECT:

Consider approval of a minute order rejecting all competitive sealed proposals for the construction of the Burleson Westside Lift Station, force main, and gravity sewer improvements for the Hooper Business Park and surrounding area. (*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). The Agreement is for the development of 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 proposed public improvements include the extension of Lakewood Drive from County Road 1020 to FM 1902 and sanitary sewer improvements to serve the Hooper Business Park, the master-planned community, and the surrounding area as it continues to develop. The proposed sanitary sewer improvements include a sanitary sewer lift station, a force main, and a gravity sewer.

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, Inc. advertised an invitation to offerors for competitive sealed proposals on February 19, 2024, and publicly opened five (5) proposals for the construction project on March 25, 2024.

Currently, the Agreement requires the Developer to construct the sanitary sewer improvements, and the City shall reimburse the Developer for the actual funds paid for the construction of such sewer improvements. Recently, the developer and city staff met and agreed to amend the agreement and modify the Developer's responsibility for managing the construction of sewer improvements. The City will now manage the construction of the proposed sewer improvements directly with the contractor.

RECOMMENDATION:

Approve a minute order rejecting all competitive sealed proposals for the construction of the Burleson Westside Lift Station, force main, and gravity sewer improvements for the Hooper Business Park and surrounding area.

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.

REFERENCE:

NA

FISCAL IMPACT:

None

STAFF CONTACT:

Michelle McCullough, P.E., CFM
Assistant Director/City Engineer
mmccullough@burlson.tx.com
817-426-9616