

Regular Tomball EDC

Agenda Item

Data Sheet

Meeting Date: November 12, 2024

Topic:

Consideration and possible action to approve a Professional Services Agreement with AIG Technical Services, LLC for professional engineering services related to a comprehensive parking and multimodal mobility and circulation study for Old Town Tomball for an amount not to exceed \$259,900.00.

Background:

The redevelopment of the First Baptist Church property will require a Traffic Impact Analysis (TIA) to assess how the proposed project will affect the surrounding public street system. This analysis will evaluate anticipated traffic volumes, circulation patterns, and overall access to and from the site. As part of the TIA, the study will also examine parking needs, including on-site availability and the potential for off-site improvements, ensuring that the redevelopment supports efficient and safe traffic flow for vehicles and pedestrians alike.

While the TIA is essential for the church redevelopment, it is equally important to address downtown Tomball's broader parking and mobility needs. For this reason, the proposed scope of work includes comprehensive parking and multimodal circulation study. This will provide a broad view of current and future conditions, helping guide decisions related to infrastructure, redevelopment, and event coordination. As part of this effort, a Downtown Bollard Plan will also be developed to assist with event preparation and improve the efficiency and safety of street closures during high-traffic community events.

This integrated approach ensures that both project-specific and district-wide needs are addressed in a coordinated, forward-thinking manner.

Scope of Services Summary

Project Coordination

The Engineer will manage the project team, coordinate with stakeholders, and attend up to 13 meetings including TEDC, City Council, and stakeholder sessions. Monthly updates and written summaries will be provided.

Phase 1: Comprehensive Parking Study

- Assess current parking supply and demand conditions.
- Evaluate impacts of special events and the First Baptist Church Redevelopment Project.
- Identify and conceptualize new parking opportunities with cost estimates.
- Deliver a technical memorandum of findings and recommendations.

Phase 2: Multimodal Mobility Plan

- Evaluate traffic conditions for planning years 2025, 2030, and 2034.

- Analyze circulation patterns and recommend improvements to support the First Baptist Church Redevelopment Project and broader Old Town access.
- Conduct turn lane and signal warrant analyses.
- Deliver a technical memorandum summarizing strategies.

Phase 3: Downtown Bollard Plan

- Design a permanent removable bollard system to replace temporary barricades for street closures during events.
- Prepare construction plans, assist in bidding, and support project oversight during implementation.

Origination: Kelly Violette, Executive Director

Recommendation: Staff recommends approval of the Professional Services Agreement. This project will achieve dual objectives—supporting TEDC’s redevelopment of the First Baptist Church site and delivering a valuable parking and mobility framework for the City of Tomball.

Party(ies) responsible for placing this item on agenda: Kelly Violette

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: ☒ No: ☐ If yes, specify Account Number: # Professional Services

If no, funds will be transferred from account # _____ To account # _____

Signed	_____	Approved by	_____
Staff Member-TEDC	Date	Executive Director-TEDC	Date