

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: October 6, 2025

Topic:

Workshop Discussion Only – Consideration and possible action to cancel the existing professional services agreement with Teague Nall and Perkins, Inc., dated August 18, 2025, and approve a new professional services agreement with Teague Nall and Perkins, Inc. for engineering services related to the U.S. Department of Housing and Urban Development – Community Project Fund (CPF) grant related to the Carrell & Lovett Storm Sewer Improvements for an amount not-to-exceed \$1,460,000, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are to be paid from grant funds received from the U.S. Department of Housing and Urban Development – Community Project Fund.

Background:

In accordance with the terms and conditions of the Community Project Fund grant and 2 CFR 200 regulations, staff advertised a Request for Qualifications for engineering services for the design of the storm sewer improvements for Carrell Street and Lovett Street (HUD Award B-24-CP-TX-2139).

Staff received eight (8) sealed responses from qualified firms. Scoring was completed by a committee to determine the most qualified firm to complete the work. Following scoring, interviews were conducted with top three scoring firms. Staff entered into contract negotiations with Teague Nall and Perkins, Inc. (TNP) to complete the design for the identified project.

On August 18, 2025, City Council approved the award of a professional services agreement with TNP for engineering services related to the CPF Grant – Carrell & Lovett Street Storm Sewer Improvements, in an amount not to exceed \$910,000.

Following coordination with HUD and the City's grant administrator, it was determined that key components, specifically, the regrading of Harris County Flood Control District Channel J131 (Boggs Gully) and the relocation of a 15-inch sanitary sewer trunk line located within the channel, were not included in the original scope of work.

The cost associated with incorporating this additional scope exceeds the 25% threshold allowed under Texas Local Government Code Section 252 for contract amendments. As such, a new professional services agreement is required to proceed with the expanded scope.

In accordance with the Texas Local Government Code, staff is requesting City Council take action to cancel the professional services agreement with TNP previously approved on August 18, 2025, and approve a new professional services agreement with TNP that includes the additional scope of work identified, encompassing tasks not included in the original agreement.

Fees for the engineering services under the new agreement will be funded through the CPF grant. A detailed breakdown of the updated project costs is provided in the table below.

Community Project Fund (CPF) Grant Carrell & Lovett Storm Sewer Improvements (B-24-CP-TX-2139)		
Element	Contract Amount	Remaining Contract
Grant Administration – GrantWorks	\$84,200	\$84,200
Professional Engineering – TNP	\$1,460,000	N/A
Project Budget \$2,000,000	Total Contracts \$1,544,200	Remaining Funding \$455,800

Origination: Project Management

Recommendation:

Staff recommends that City Council cancel the existing professional services agreement with Teague Nall and Perkins, Inc., dated August 18, 2025, and approve a new professional services agreement with the same firm for engineering services related to the U.S. Department of Housing and Urban Development (HUD) – Community Project Fund (CPF) grant for the Carrell & Lovett Street Storm Sewer Improvements project, in an amount not to exceed \$1,460,000.

Party(ies) responsible for placing this item on agenda: Meagan Mageo

FUNDING (IF APPLICABLE)

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

Yes: X No: If yes, specify Account Number: #400-154-6409

If no, funds will be transferred from account: # To Account: #

Signed: Meagan Mageo **Approved by:**
Staff Member Date City Manager Date