



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 11, 2016

SUBJECT: Consider professional services agreement for the Walker Branch interceptor project to Freese and Nichols, Inc. in an amount not to exceed \$416,525 and to revise the 2015-16 Capital Projects Budget to include the Walker Branch Interceptor Project.

PRESENTER: Mike Curtis, Managing Director

SUMMARY:

As the Transit Orientated Development (TOD) areas begin to develop it is becoming apparent that the city's existing sanitary sewer system needs to be upgraded. The purpose of this agenda item is to ask Council to consider awarding the Walker Branch Interceptor Project to Freese and Nichols, Inc. and to revise the current year Capital Projects Budget to include the design for this project.

GENERAL DESCRIPTION:

As the 27 mile Tex Rail Project gets closer to completion there has been more and more interest from private developers in the NRH Transit Oriented Development (TOD) Districts. Staff has reviewed several development plans proposed for these districts. One thing that staff is discovering is that some of the sanitary sewer lines are undersized for the higher density developments being proposed. This is especially true in the Smithfield TOD where prior to the proposed rail station this area was always planned for a lower density. In this situation a portion of the sewer upgrade in the Smithfield area is on the city's long term CIP plan but will now need to be constructed sooner than we had originally planned (Segment 2 on the attached Project Map) and one portion is a direct result of the development of the TOD (Segment 1 on the Project Map).

Typically projects of this magnitude are brought to Council for consideration during the development of the Capital Projects Budget. However in order to meet the developers proposed schedule we need to begin design on the sanitary sewer improvements prior to the adoption of the 2016-17 Capital projects budget. The purpose of this agenda item is to approve the Agreement for Professional Services (AGREEMENT) with Freese and Nichols, Inc. to design the necessary sanitary sewer improvements and to revise the 2015-16 Capital Projects Budget to include that design for that project in the budget.



The project that Council is being ask to approve is for the design only of sanitary sewer improvements as shown on the attached project map and described below. Segment 1 of the project will consists of increasing the sizes of the lines from 6-inch, 8-inch, and 10-inch to an 8-inch, 12-inch and a 15-inch respectively from Smithfield Road along Main Street to the Walker Creek and Mid-Cities Boulevard confluence. The total length of sewer line for this segment is approximately 5500 feet. Segment 2 shown on the attached map consists of replacing an 18”inch and 21-inch line with a 27-inch sewer line. The approximate length of this segment is 4100 feet.

The AGREEMENT consists of Basic Services and Special Services. The Basic Services consist of those services that are easily defined such as project management, topographic surveys, route studies, and then finally the design. The Basic Services are to be paid as a lump sum fee for \$327,446.00 as the work is accomplished. The Special Services are those areas that are more difficult to define until the engineers get further in the design. These tasks consist of the environmental evaluation, geotechnical evaluation, the number of easements and legal documents needed for the project. Even though the exact scope is not known at this time it is estimated to not exceed \$89,079.00. The total fee for this project is to not exceed \$416,525.

Freese and Nichols, Inc. is an engineering firm who specializes in these types of projects. In addition they conducted the evaluation study for the city several months which identified the need for these sewer upgrades, so they are familiar with the scope and timing for this project. Freese and Nichols have done other projects for the city and staff has found their quality of work and responsiveness to be excellent.

Since the development is driving the need for part of this project it is eligible to be partially funded through impact fees. The remaining funding will come from the Utility Reserves. Even though Council is not being ask to approve the funding for the entire project for informational purposes the estimated total project costs are shown below.

Design:	\$ 416,525 (this agenda item)
Right-of-Way:	\$ 200,000 (future consideration)
Construction:	\$ <u>4,000,000 (future consideration)</u>
Total	\$ 4,616,525 (future consideration)

RECOMMENDATION:

Approve the agreement for professional services with Freese and Nichols, Inc. in an amount not to exceed \$416,525 and to revise the capital projects budget to include the Walker Branch interceptor project.