

Legislation Details (With Text)

File #:	19-634	Name:	
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File created:	8/17/2019	In control:	City Council
On agenda:	8/26/2019	Final action:	
Title:	Discuss and consider approval to authorize the City Manager to enter into a professional services contract with Pape-Dawson Engineers to complete the Preliminary Engineering Report for the FM 1863 Extension between State Highway 46 and the Veramendi Development.		

Sponsors:

Indexes:

Code sections:

Attachments: 1. Exhibit Z - External FM 1863 ROW Connection

Date	Ver.	Action By	Action	Result
8/26/2019	1	City Council		

Presenter/Contact
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SUBJECT:

Discuss and consider approval to authorize the City Manager to enter into a professional services contract with Pape-Dawson Engineers to complete the Preliminary Engineering Report for the FM 1863 Extension between State Highway 46 and the Veramendi Development.

BACKGROUND / RATIONALE:

The FM 1863 Extension between State Highway 46 and the Veramendi Development is a Minor Arterial on the City’s Thoroughfare Plan and a project in the Roadway Impact Fee Capital Improvement Plan. Furthermore, the FM 1863 connection from State Highway 46 to the Veramendi Development is an item in the *Development Agreement Between City of New Braunfels And Word-Borchers Ranch Joint Venture for Proposed Mixed Use Development*.

The Veramendi development agreement has provisions for the right-of-way and construction of the external FM 1863 connection. The City is responsible for acquiring the right-of-way of the external FM 1863 connection. Veramendi is responsible for the dedication of the right-of-way internal to Veramendi and the construction of two lanes of the roadway improvements within the external and internal right-of-way prior to recording the final plat that triggers the need for the improvement. The threshold trigger for the construction of two lanes is when the roadway within the development reaches 10,500 daily trips.

In addition to the Veramendi agreement, City staff is coordinating with property owners adjacent to State Highway 46 and Alyssa Way on the external FM 1863 extension alignment, timing and site development needs. Staff is also in constant communication with residents of neighboring communities concerned about traffic congestion, mobility and safety, and the progress of the

Veramendi development.

A Preliminary Engineering Report (PER) is necessary to develop design concepts, evaluate traffic needs and ultimately determine the roadway, drainage, utility and right-of-way needs with associated cost estimates. This will provide the City with the information necessary to determine the scope of the project and project funding needs. It will also provide impacted property owners information on site specific development requirements.

Staff recommends Pape-Dawson Engineers to perform the engineering services required for the PER. Pape-Dawson is a pre-qualified vendor on the City's Indefinite Delivery, Indefinite Quantity Contract and familiar with the overall project. Pape-Dawson developed the original alignment associated with the Veramendi development and agreement. They are also familiar with the overall traffic and drainage in the area and how it impacts the Veramendi development. Pape-Dawson has successfully completed design projects for the City including Klein Road Phase 2 PER and Westside Pedestrian Improvement Project. They have the project team, experience and past performance to complete the project. Additionally, staff feels that Pape-Dawson is the best team due to the timing of the project.

ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:

N/A

FISCAL IMPACT:

The final negotiated contract is \$199,473. The contract is billed hourly not to exceed the amount; therefore, some tasks may require less effort than anticipated resulting in reduced costs. There is sufficient funding in Roadway Impact Fee Service Area 1 Fund to cover the contract amount.

COMMITTEE RECOMMENDATION:

N/A

STAFF RECOMMENDATION:

Staff recommends approval of the professional services contract with Pape-Dawson Engineers to complete the Preliminary Engineering Report for the FM 1863 Extension between State Highway 46 and the Veramendi Development.