



Legislation Text

File #: 22-19, Version: 1

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: January 12, 2022
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Public Works
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** an Advance Funding Agreement (AFA) with the Knox Street Improvement District Corporation ("KSIDC") to facilitate third party-sponsored enhancements for the Knox Complete Streets Project ("Project") from the Katy Trail to US 75/Central Expressway; **(2)** the receipt and deposit of funds from KSIDC in an amount not to exceed \$201,310.51 in the Capital Projects Reimbursement Fund; **(3)** an increase in appropriations in an amount not to exceed \$201,310.51 in the Capital Projects Reimbursement Fund; and **(4)** execution of Supplemental Agreement No. 2 to the professional services contract with Huitt-Zollars, Inc. for the Project engineering design services - Not to exceed \$201,310.51, from \$327,734.50 to \$529,045.01 - Financing: Capital Projects Reimbursement Fund

BACKGROUND

On March 22, 2017, City Council authorized a professional services contract with Huitt-Zollars, Inc. for the engineering design of complete street improvements for Knox Street from Katy Trail to US 75/Central Expressway by Resolution No. 17-0490.

The Knox Street Improvement District Corporation (KSIDC), a nonprofit entity responsible for managing the Knox Street Improvement District (District), desires to partner with the City to fund enhanced streetscape improvements in the public right-of-way for the Knox Complete Streets project. KSIDC has agreed to fund the enhanced scope of work for the Project's design and to provide assessment funds totaling at least \$1,680,281.36 accumulated over several years for eligible construction costs directly to Trammell Crow, TCC (the Developer), representing at least 34% of total construction costs (currently estimated at \$4,942,004.00).

The sponsored enhancements will increase the City's current engineering design contract with Huitt-Zollars, Inc. by \$201,310.51, from \$327,734.50 to \$529,045.01. The scope of work for the project includes modifying the existing roadway to eliminate one lane of traffic and converting the existing four-lane undivided thoroughfare to a two-lane roadway with a center turn lane and related public sidewalk and paving improvements, including pull-in parking, associated storm sewer inlet

adjustments, water and wastewater improvements, landscaping, irrigation, benches, trash receptables, bike racks, new traffic signals at intersections built to current standards with radar detection, accessible pedestrian signals, traffic signal interconnect ramps and pedestrian facilities that comply with the Americans with Disabilities Act, street and pedestrian lighting. The supplemental agreement will incorporate additional pavement replacement for parking spaces between McKinney Avenue and US 75/Central Expressway, potential additional sidewalk easements on the south side of Knox Street and design of mid-block pedestrian beacons.

This action will authorize (1) AFA with KSIDC which outlines the terms and conditions for sponsoring the Project enhancements and providing funds to the City; and (2) authorize Supplemental Agreement No. 2 to the professional services contract with Huitt-Zollars, Inc. for additional engineering services to complete design enhancements for the Knox Complete Streets project, from Katy Trail to US 75/Central Expressway, in an amount not to exceed \$201,310.51, from \$327,734.50 to \$529,045.01.

After acceptance of the Project by the City, the City shall take ownership, operation and maintenance responsibilities for capital improvements built in the public right-of-way on Knox Street, as specified in a separate infrastructure cost participation agreement (ICPA) between the Developer and the City; any improvements, additional future improvements, and renovations to the public right-of-way on Knox Street, from Katy Trail to US 75/Central Expressway, requiring additional operation and maintenance cost shall be assumed by Developer.

The project will be constructed in accordance with the infrastructure cost participation provisions in Chapter 252.022 (a) (9) of the Local Government Code which provides for paving, drainage, street widening, and other related public improvements to be privately bid if at least a third (33.33%) of the construction costs are funded by assessments. Via the proposed ICPA that will be brought to City Council for consideration and approval after the engineering design is complete, approximately 22.00% of construction costs will be paid using City bond funds and at least 34.00% of construction costs will be paid with KSIDC assessment funds. Financing for remaining construction costs will be secured by a special purpose entity for Trammel Crow Company who will construct the improvements as the developer.

ESTIMATED SCHEDULE OF PROJECT

Began Design	April 2017
Complete Design	June 2022
Begin Construction	August 2022
Complete Construction	February 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 21, 2016, The City Plan Commission Transportation Committee followed staff recommendation for approval of a thoroughfare plan amendment for the conversion of Knox Street between Travis Street and McKinney Avenue from a four-lane undivided roadway to a three-lane undivided roadway.

On July 21, 2016, the City Plan Commission followed staff recommendation for approval of a thoroughfare plan amendment for the conversion of Knox Street between Travis Street and McKinney Avenue from a four-lane undivided roadway to a three-lane undivided roadway after holding the item under advisement on February 4, 2016, March 4, 2016, and May 19, 2016.

On August 24, 2016, City Council held a public hearing and following the public hearing, authorized a thoroughfare plan amendment to change Knox Street from Travis Street to McKinney Avenue from a four-lane undivided roadway to a special three-lane undivided roadway Resolution No. 16-1378.

On March 22, 2017, City Council authorized a professional services contract with Huitt-Zollars, Inc. for the engineering design of complete street improvements for Knox Street from Katy Trail to US 75/Central Expressway, by Resolution No. 17-0490.

FISCAL INFORMATION

Fund	FY 2022	FY 2023	Future Years
Capital Projects Reimbursement Fund	\$201,310.51	\$0.00	\$0.00

Professional Services Contract	\$ 307,934.50
Supplemental Agreement No. 1	\$ 19,800.00
Supplemental Agreement No. 2 (this action)	\$ <u>201,310.51</u>

Project Total	\$ 529,045.01
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Estimated Future Cost - Construction	\$4,942,004.00
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M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal	M/WBE %	M/WBE \$
\$201,310.51	Architecture & Engineering	25.66%*	36.48%	\$73,445.00
• *This item reflects previous Business Inclusion and Development Policy M/WBE goal.				
• This contract exceeds the M/WBE goal.				
• Supplemental Agreement No. 2 - 37.00% Overall M/WBE participation				
• Huitt-Zollars, Inc. - Local; Workforce - 28.00% Local				

OWNERS

Knox Street Improvement District Corporation

Joel Behrens, President

Huitt-Zollars, Inc.

John Ho, Vice President

MAP

Attached