



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 19-0193      **Name:** Town Center Infrastructure Design Contract  
**Type:** Resolution      **Status:** Approved  
**In control:** City Council Regular Meeting  
**On agenda:** 3/5/2019      **Final action:** 3/5/2019  
**Title:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Civil Consulting Group, PLLC to Provide Consulting Engineering Services for the CO4238 - Town Center Infrastructure Improvements Project and Authorizing Any Supplemental Agreements

**Indexes:**

**Attachments:** 1. Resolution, 2. Location Map

| Date     | Ver. | Action By                    | Action   | Result |
|----------|------|------------------------------|----------|--------|
| 3/5/2019 | 1    | City Council Regular Meeting | Approved | Pass   |

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Civil Consulting Group, PLLC to Provide Consulting Engineering Services for the CO4238 - Town Center Infrastructure Improvements Project and Authorizing Any Supplemental Agreements

**COUNCIL GOAL:** Operational Excellence  
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

Enhance the Quality of Life in McKinney  
(5E: Develop sustainable quality of life improvements within the City of McKinney)

**MEETING DATE:** March 5, 2019

**DEPARTMENT:** Development Services/Engineering

**CONTACT:** Nick Ataie, PE, Engineering CIP Manager  
Blake Sills, PE, CIP Engineer II

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract in the amount of \$608,632.26, as well as all required supplemental agreements thereto, with Civil Consulting Group, PLLC for professional consulting engineering services for the CO4238 - Town Center Infrastructure Improvements Project, for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed \$670,000.

## BACKGROUND INFORMATION:

- The FY19-23 CIP includes funding for a continuation of street, sidewalk, drainage, utility, and streetscape improvements in McKinney's Town Center area, specifically in the vicinity of Downtown McKinney.
- The last Town Center infrastructure improvement project was completed in 2014 and included a reconstruction of Kentucky Street (Davis to Louisiana), Kentucky Street (Virginia to Hunt), and Virginia Street (Tennessee to SH 5).
- The goal of these past and planned improvements in the downtown area include:
  - Reconstructing infrastructure that has reached the end of its service life or is no longer functioning as intended or planned; and
  - Providing pedestrian improvements that promote walkability and which meet current State and Local requirements; and
  - Provide corridor enhancements (landscaping, hardscaping, lighting, etc.) to further complement the character of the Historic Downtown McKinney Cultural District (HDMCD); and
  - Promote further economic development in and around Downtown McKinney by continuing to invest in infrastructure improvements.
- Based on an assessment of infrastructure needs in the downtown area with the Public Works Department, discussions with the City's Main Street Program Director (Amy Rosenthal), and available budget, the Engineering Department has determined Louisiana Street (Church to Kentucky and Tennessee to SH 5) as the proposed limits for reconstruction under this project.
- The overall project will consist of reconstruction of approximately 1,400 linear feet of Louisiana Street including approximately 3,000 linear feet of underground utilities (storm, water, and wastewater).
- In addition, the project will include detailed survey and preparation of design concepts for street and pedestrian improvements along Tennessee Street (Davis to Louisiana) and Johnson Street (Davis to Virginia) which may be pursued as future project(s).
- The corridors of Tennessee Street (Davis to Louisiana) and Johnson Street (Davis to Virginia) have previously been identified as potential candidates for enhanced pedestrian corridors which provide a connection between the newly constructed Davis at the Square and the Downtown McKinney Square.
- During project design development, one or more public meetings will be hosted by the City to receive public input on proposed design alternatives. In addition, design will be continuously coordinated through the McKinney Main Street Board.
- Due to the impact of construction, the design will include preparation of specific construction phasing requirements which will minimize disruptions to foot traffic, business access, and major planned events in the downtown area.
- Civil Consulting Group, PLLC submitted a response to RFQ 18-45 for On-Call Roadway Design Services. They were one of twelve firms shortlisted by City Council on October 2, 2018.
- In addition, Civil Consulting Group, PLLC prepared the design and construction plans for the

previous Town Center Infrastructure Improvement project which was completed in 2014.

- Civil Consulting Group, PLLC submitted a proposal for professional services required for this project in the amount of \$608,632.26. Their scope generally includes the following elements:
  - Basic Services (Design Services & Bid Phase Services)
  - Special Services (Construction Administration Services, Topographic Field Survey, Subsurface Utility Engineering, Right-of-Way Mapping, Geotechnical Investigations, Public Involvement, and Environmental Investigations)
- Items denoted as Special Services will be billed on a cost-plus basis, as actually performed under the performance of the professional services provided under this project.
- The preliminary opinion of probable construction cost (OPCC) is \$3,036,000.
- The fee for basic services is \$400,096.38 (13.2% of the OPCC) and the fee for special services is \$208,535.88 (6.8% of the OPCC).
- Design of this project is anticipated to take approximately 8 months to complete. Construction of the improvements along Louisiana Street is anticipated to begin as early as January 2020 and to be completed by January 2021.
- Detailed design and construction of any improvements along Tennessee Street and/or Johnson Street is not included in this scope of this project.

**FINANCIAL SUMMARY:**

- This Resolution authorizes a contract with Civil Consulting Group, PLLC for an amount not to exceed \$670,000.
- Funds are available in the Capital Improvements Program Project CO4238.
- With the approval of this item, \$330,000 will remain in CO4238.
- Funding for construction costs of the project are programmed in the FY19-23 Capital Improvements Plan and expected to be available in late 2019 pending further issuance of 2015 voter-authorized bonds.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A