



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 22-1219, **Version:** 2

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Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Halff Associates, Inc. for Professional Engineering Design Services for the Church, Henry & McKinney Area Infrastructure Improvements Project and Authorizing Any Necessary Supplemental Agreements

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

**MEETING DATE:** January 17, 2023

**DEPARTMENT:** Development Services / Engineering

**CONTACT:** Blake Sills, PE, Interim Engineering CIP Manager  
Brook Retta, PE, CIP Engineer

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract in the amount of \$943,983.00, as well as all required supplemental agreements thereto, with Halff Associates, Inc. for professional consulting engineering services for the Church, Henry & McKinney Area Infrastructure Improvements Project (CIP Projects ST2213, DR2213, WA2213, & WW2213), for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed \$1,086,000.00.

**BACKGROUND INFORMATION:**

- The Capital Improvement Plan includes annual funding for street infrastructure improvements primarily focused on the reconstruction of substandard residential streets in East McKinney including associated underground infrastructure improvements (drainage, water mains, and wastewater mains) based on the following general criteria:
  - Pavement Condition Index (PCI) as evaluated by the Public Works Department which assigns a score from 0 to 100 (lower score represents worse pavement condition) based on several factors which determine the structural integrity of existing street pavement.
  - Density of existing residential structures with frontage to the street.
  - Condition and risk ratings of existing underground city utilities including water mains and wastewater mains.

- Storm Drain Improvements based on recommendations provided by a Professional Engineering Design Consultant under DR1809 (Drainage Study of the Finch Creek Watershed).
- Based on the above criteria, the following improvements have been identified to be included in this project:
  - Church Street (Davis Street to Standifer Street)
  - Henry Street (McKinney Avenue to Kentucky Street)
  - McKinney Avenue (Davis Street to Howell Street)
  - Davis Street (Church Street to Kentucky Street)
  - Wood Street (Louisiana Street to Church Street)
- Design will provide improvements to street pavement reconstruction, underground water and wastewater, enclosed storm drainage system construction, pedestrian walkways/ADA accessibility, construction of driveways and retaining walls, grading, landscaping, and other associated street elements.
- Halff Associates, Inc. submitted a response to 21-41RFQ for On-call Roadway Design Services and 21-17RFQ for On-call Miscellaneous Drainage and Floodplain Management Services. Halff Associates, Inc. was shortlisted for On-call Roadway Design Services (21-41RFQ) and On-call Miscellaneous Drainage and Floodplain Management Services (21-17RFQ) by City Council on September 7, 2021 and March 16, 2021, respectively.
- Halff Associates, Inc. submitted a proposal for this project in the amount of \$943,983.00 which has been reviewed by staff and is recommended for approval. Their scope includes the following elements:
  - Basic Services (Design & Bid Phase Services)
  - Special Services (Construction Administration, Surveying for Design, Franchise Utility Coordination, Subsurface Utility Engineering, ROW and Easement Documents, Geotechnical Investigations, Public Involvement, Environmental Investigation, and Alternate Bid Package Preparation)
- The preliminary opinion of probable construction cost (OPCC) is \$5,928,000.00 which includes assumed construction inflation contingencies.
- The fee for basic services is \$541,870.00 (9.14% of the OPCC) and the fee for special services is \$402,113.00 (6.78% of the OPCC).
- Pending approval of this item, design would begin immediately with construction expected to begin as soon as Spring 2024.

**FINANCIAL SUMMARY:**

- The Resolution authorizes a contract with Halff Associates, Inc. for an amount not to exceed \$1,086,000.00. Professional Services under this contract will utilize the following projects and

funding accounts:

- Project ST2213 - Account 21 - Streets (32.23%) - \$350,000.00.
  - Project DR2213 - Account 62 - Drainage (41.44%) - \$450,000.00.
  - Project WA2213 - Account 20 - Water (9.21%) - \$100,000.00.
  - Project WW2213 - Account 20 - Wastewater (17.13%) - \$186,000.00.
- With the approval of this item, \$360,000 will remain in Project ST2213. Additional street revenues required for construction of this project are anticipated to be issued through Street General Obligation Debts in FY23.
  - With the approval of this item, \$510,000 will remain in Project DR2213.
  - With the approval of this item, \$170,000 will remain in Project WA2213. Additional water revenues required for construction of this project are anticipated to be issued through Utility Revenue Bonds in FY23.
  - With the approval of this item, \$174,000 will remain in Project WW2213. Additional wastewater revenues required for construction of this project are anticipated to be issued through Utility Revenue Bonds in FY23.
  - Additional funding necessary for the construction of these improvements will be included in the upcoming FY24 Capital Improvement Program Budget.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A