



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Finance Department

ACM: Cassey Ogden

DATE: May 3, 2024

SUBJECT

Receive a report, hold a discussion, and give staff direction regarding 2014, 2019, and 2023 General Obligation (GO) funded capital projects.

BACKGROUND

The purpose of this item is to review the status of voter-approved General Obligation (GO) funded projects, discuss the current allocation of project funds, and provide estimated completion costs for projects. Staff has included projects to update the committee on the items that have been completed and remain open as of May 3, 2024. Staff has provided a detailed spreadsheet (Exhibit 2) which provides a reconciliation of all active GO funded projects and recommended funding sources to meet estimated completion costs. Changes to the project scope and economic factors over time may have required adjustments to the cost. Additional funding sources have been identified to complete those projects.

Below is a status update on each of the active GO funded projects included in Exhibit 2:

2014 Bond Election:

1. Miscellaneous Traffic Signals

The original intent of this project was for the installation and/or replacement of traffic signal infrastructure at various locations throughout the City. Below is a summary of remaining signals that need to be installed, including the cost and the project status:

Signal	Cost	Status/ECD
Bell/Hickory	\$310,000	Project is in progress.

Below is a list of completed traffic signal installations:

Signal	Cost	Status/ECD
Locust/McKinney	\$310,000	Completed -In Service
Elm/McKinney	\$310,000	Completed -In Service
Locust/Hickory	\$350,000	Completed -In Service Since 2018
Locust/Oak	\$340,000	Completed -In Service Since 2018
Elm/Hickory	\$250,000	Completed -In Service Since 2018

Elm/Oak	\$250,000	Completed -In Service Since 2018
Bell/Mingo	\$380,000	Completed -In Service Since 2021
Teasley/Dallas Dr. (Design)	\$70,000	Completed -In Service Since 2019
Bell/McKinney	\$310,000	Completed -In Service Since 2023

2. Downtown UPRR Quiet Zone (McKinney, Hickory, Sycamore and Prairie Streets)

The original intent of this project was to install specific signalization and infrastructure at the Union Pacific Railroad (UPRR) at-grade crossings located at McKinney, Hickory, Sycamore, and Prairie Streets to effectuate a railroad quiet zone through the downtown corridor. Scope changes by City staff to include necessary pedestrian crossing improvements providing additional safety enhancements were also added. On July 10, 2023, 90% of plans were submitted to UPRR and DCTA for review. Design completion is anticipated by June 2024 with advertising for construction bids to follow in Quarter 3 of 2024. Per UPRR, anticipated construction will start approximately 12–18 months from plan approval dependent upon construction agreements with UPRR including material acquisition.

3. Bonnie Brae Secondary Arterial from Vintage Blvd. to US-77 (Phases 1 through 6)

Phases 1 through 3 of the Bonnie Brae projects consist of the southern portions of Bonnie Brae from I-35E to and including Vintage Boulevard. More specifically as follows: Phase 1 limits are from Roselawn to just north of Vintage. This section provides a new alignment for the roadway and adds two bridges. Phase 2 is the widening of Vintage Boulevard from 2 to 4 lanes from US 377 to I-35W and includes the intersection of Bonnie Brae joining the limits of Phase 1. Phase 3 continues the new alignment of Phase 1 from Roselawn to I-35E. These phases are funded by Regional Toll Revenue funds out of the SH-121 subaccount along with a City of Denton match and are often referred to as Bonnie Brae South. We also have up to \$5.75 million in Denton County funds. These funds cannot be spent north of I-35E on the northern phases of the Bonnie Brae project. Phases 1 and 2 are complete as of Q2 of 2023. Phase 3 was originally bid in Q4 of 2022, all bids were rejected as design inaccuracies caused the bids to be higher than estimated. The project’s current estimated completion date is April 2026.

Phase 4 of the Bonnie Brae project extends from I-35E North to Scripture Street. This phase has been broken into two sub-phases; Phase 4A, which is completed, consists of a roundabout at the Scripture Street and Bonnie Brae intersection, and Phase 4B consists of the widening of Bonnie Brae from I-35E to the roundabout. The original intent of this project including phases 4A, 4B, and 5 was for final design, right-of-way (ROW) acquisition, and construction into a 4-lane, divided roadway in the amount of \$9,500,000. However, the revised project estimate for phases 4A, 4B, and 5 is now at \$28,000,000. In May 2018, City Council approved the reallocation of both \$2,479,903 from the FM 1830 and US 377 projects and \$1,020,097 from Bonnie Brae Phase 6 into Bonnie Brae Phase 4 to close the funding gap. Phase 4B is at 90% design phase and the project was approved to be included in the voter approved Denton County TRIP 2022 bond election providing the additional funding needed for ROW and total reconstruction. On September 19, 2023, Council authorized \$2M of the Phase 4B TRIP 2022 funds to be allocated to Phase 3 where construction proposals were double the anticipated cost. In an effort to provide a short-term solution and accommodate the anticipated I-35E reconstruction traffic, the city has completed resurfacing and restriping of the existing 4-lane roadway. Design of Phase 4B will be completed in Q3 of 2024. Construction of 4B will be intentionally delayed allowing for the completion of Phase 3 and Phase 6. Currently, Phase 4B has an estimated construction start of Q2 of 2026 with an estimated 18-month construction timeline.

Phase 5 of the Bonnie Brae project extends from the roundabout to University Drive/380. Design of this section is at 30% and will also require ROW acquisition and utility relocations to accommodate the ultimate widening to a 4-lane divided roadway. Bonnie Brae Phase 5 was also included in the voter approved Denton County TRIP 2022 bond election. The timing of the contract award will be established considering other construction projects in the area to ensure connectivity and limit construction fatigue. Construction is estimated to start Q2 of 2026 with an 18-month construction timeframe.

Phase 6 of the Bonnie Brae project extends from University Drive to US-77. The original intent of this project was for design, ROW acquisition, and construction in the amount of \$6,100,000 to extend to Windsor Drive. However, the revised project limits have increased the cost to \$31,100,000. A new Denton High School has been built north of Windsor Drive, on the west side of Bonnie Brae Street, and opened August 2022. Design is currently at 100% completion and has received environmental clearance from TxDOT. NCTCOG has approved \$11,060,800 in federal funding to be applied to the portion of the project extending from Windsor to US-77. Phase 6 is also funded from the 2019 Bond. This project is currently slated to be released for bid in Q2 of 2024. This project has a two-year construction timeline and is tentatively anticipated to be completed in Q2 of 2026

4. Miscellaneous Sidewalks

The original intent of this project was for the design and construction of various sidewalk projects within the city over a six-year period. The funds were also used to fund the city's required match to TxDOT for the Safe Routes to Schools (SRTS) and the Transportation Alternative Set-Aside (TASA) projects. These projects will advertise for construction in June of 2024 and are anticipated to be complete by Q4 of 2025.

5. Morse Street Expansion to Full Collector Capacity (Loop 288 to Mayhill)

The original intent of this project was for design, right-of-way acquisition, and construction in the amount of \$2,900,000 to fully convert this roadway to a four-lane divided secondary arterial street, including sidewalks, bike lanes, street lighting, and water utility improvements from Loop 288 to Mayhill. This original plan would widen the current three-lane segment between Kimberly and Mayhill to a four-lane divided roadway, matching the existing segment between Kimberly and Loop 288. In May 2018, Council approved the transfer of \$250,000 from FM 1830 and US 377 projects and \$220,000 in aggregate of other capital improvement projects into the Morse Street Expansion project, raising the Morse Street Expansion funding total to \$3,370,000.

Subsequently, the scope of the project changed and will now maintain the existing street width along Morse Street between Kimberly Drive and Mayhill Road. The intent was to reduce/reconstruct the existing four-lane segment to a three-lane roadway between Loop 288 and Kimberly Drive. In 2020, \$2,600,000 was moved from this project to the Hickory Street from Welch to Carroll project. The project is currently under design with the revised scope. Estimated project completion is Q2 2025.

2019 Bond Election:

1. Bonnie Brae (Phases 5, 6)

The 2019 Bond Program provides funding for Phases 5, 6, and 7 to widen approximately three miles of Bonnie Brae Street from Scripture Street to Loop 288 and build a continuous four lane divided roadway along this route.

Phase 5 is 30% designed and will require ROW acquisition and utility relocations. Project funding was included in the voter approved Denton County TRIP 2022 bond election held in November. The timing of the contract award will be established considering other construction projects in the area to ensure connectivity and limit construction fatigue. An estimated construction start of Q2 of 2026 is anticipated with an estimated 18-month construction schedule.

Phase 6 is currently at 100% design and right-of-way acquisition has been completed. We anticipate advertising for construction bids in Q2 2024 and issuing a construction Notice to Proceed within 45 days of award. Staff continues to coordinate closely with Denton Independent School District to ensure project communications are shared with staff and parents. Phase 6 is currently estimated to be substantially complete in Q4 of 2026.

2. Hickory Creek (Phase 3)

The 2019 Bond Program provides funding for the widening of approximately one mile of Hickory Creek Road from Riverpass Drive to FM 1830 (Country Club Road) to a four-lane divided roadway including a bridge designed to accommodate expansion at some time in the future as demand increases. This project is often referred to as Hickory Creek Phase 3. This project is currently 100% designed. Project construction started in the third quarter of calendar year 2022. The project is currently on hold while working through a railroad agreement. Estimated completion remains Q3 of 2025.

3. Street Rehabilitation Program

The 2019 Bond Program provides funding for the design and reconstruction of aging street infrastructure throughout the City. In addition to the street itself, curb and gutters, sidewalks, traffic signals, turn lanes, medians, and other components may be included in a street rehabilitation project. Programming for these streets and the associated impacted infrastructure is ongoing. Construction solicitations for the first two bid packages of the 2019 Street Rehabilitation Bond were advertised on January 11, 2021, and construction began on July 14, 2021. Both bid packages were completed in December of 2021.

On June 22, 2021, the City Council approved a design amendment with Freese and Nichols, Inc. (FNI) to complete the design of the first phase of the Southeast Denton Street Reconstruction Project, which will reconstruct 22 street segments approved as part of the 2019 Street Reconstruction Bond. The first phase of the Southeast Denton Street Reconstruction Project began construction in Q2 of 2022. A second bid package utilizing the Construction Manager at Risk procurement methodology will complete the remaining 51 street segments in the Southeast Denton neighborhood. The contract for pre-construction services with Construction Manager at Risk firm McCarthy Building Companies, Inc. was approved by the City Council on December 14, 2021. The design amendment approved on June 22, 2021 with FNI also authorized eighteen months of Program Management services for the 2019 Street Reconstruction Bond. Program Management services provided by FNI include development of a comprehensive sequencing plan for all 2019 Street Reconstruction Bond segments, the development of dashboards and other key reporting features that can be shared internally and with the public regarding the status of project construction, preparation of cash flow models and individual project estimates, project execution process tracking, and providing general project implementation oversight. Staff and FNI currently anticipates completing all street reconstruction segments included in the 2019 Bond by the close of calendar year 2026.

On December 14, 2021, The City Council approved two new design contracts for Neighborhoods 4 and 7A. Staff is working with our internal design team on a street only package in Neighborhood 1.

This will allow a construction-ready package to be available if funding were to allow in the bond issuance schedule.

Staff has kicked off the Neighborhood 2 and 6 projects with this combined project currently being constructed. Construction began on Guaranteed Maximum Price (GMP) #1 in January 2024. Staff anticipates GMP #2 coming before City Council in May 2024 and construction to begin in June 2024. Staff has also coordinated with internal design services to begin Neighborhoods 7B, 8A, and 8B.

Southeast Denton Package B, Neighborhood 7A, Neighborhood 1A and Neighborhood 4 are all currently in construction with all three expected to be complete in Summer 2024. Staff has also started design and CMAR for Neighborhood 1B with construction anticipated to begin in Q1 of 2025.

Staff has started the selection process for a design consultant for Neighborhood 5A. This contract will be brought before Council in May 2024.

4. Sidewalks

Sidewalk infrastructure has been installed according to the City's sidewalk prioritization workplan. The plan seeks to close existing sidewalk gaps and install new sidewalks within one-quarter mile of areas with a potential for high pedestrian traffic such as schools, universities, parks/greenbelts, and public transportation within the City of Denton. Since 2020, the city has installed over 30,000 LF of sidewalk/sidepath, of which 7,413 LF has been designed in-house by our Capital Improvements Engineering team. Another 15,000 LF of sidewalk/sidepath is estimated to be installed by the end of 2024. We currently estimate installing approximately 25,000 LF of sidewalk, sidepath or mixed-use path in 2025. By the end of our 2019 Sidewalk Bond Fund issuances, the city estimates to have designed and constructed over 70,000 LF of pedestrian infrastructure.

5. Street Lighting

The 2019 Bond Program provides funding for the design and construction of streetlights along US-380 (University Drive) between I-35 and Mayhill Road and where streetlights were not added by TxDOT during construction of its US-380 roadway project. This area carries a significant amount of pedestrian, and vehicular traffic, a portion of this segment is adjacent to Texas Woman's University. In January 2023, staff met with Denton Municipal Electric (DME) to select an engineering firm through the evaluation process. Staff anticipates the professional service agreement to go before City Council for approval in May 2024 and design beginning thereafter.

6. Ryan Road

The 2019 Bond Program will provide funding for the widening of approximately two miles of Ryan Road, from Teasley Lane to Country Club Road, from a two-lane road to a three-lane road. On February 23, 2021, the City Council approved a 30% design contract with Kimley-Horn and Associates for this project. The 30% design was completed in September 2021. In order to ensure east/west access to FM 1830 as Hickory Creek Road Phase 3 is under construction (extents for Hickory Creek Road Phase 3 are from Riverpass Drive to FM 1830), final design and construction of the project will be coordinated so that construction will not begin on Ryan Road until construction of Hickory Creek Road Phase 3 is completed. Staff currently projects a Q4 2025 completion for Hickory Creek. Staff is currently working through a design amendment to complete design and expects the amendment to come before the City Council in June 2024.

7. Police Renovation Project

The 2019 Bond Program provides funding for the renovation of the existing Police Headquarters at City Hall East (601 E. Hickory St.).

The City Hall East building was originally constructed in 1947 and expanded in 1965. The building was donated to the City of Denton in 1990 and was renovated in 1992-1994 for city operations. In 2013, unfinished space was converted to create the Denton Public Safety Training Facility.

The Construction Manager at Risk (CMAR) firm, Byrne Construction, started pre-construction services earlier this year, after being awarded through a competitive Request for Qualifications & Request for Proposal process.

The CMAR has solicited subcontractor bids from the 100% Construction Documents, which has been received with the full participation and oversight by City and Peak Program Value (PPV). After a bid analysis and award process run by the CMAR, and vetted by the City staff and PPV, the CMAR will prepare a Guaranteed Maximum Price (GMP) Amendment for City Council consideration. Council approved the GMP on December 1, 2020. The project started construction in Q1 of 2021, with the Police Substation and the Firing Range being fully operational by Q2 of 2023. The schedule has been extended for Police Headquarters from Q4 2022 to Q4 of 2023 by supply chain constraints and other impacts.

The current budget consists of issued GO and CO funds in the amount of \$72M. Approximately \$65.2M has been spent or encumbered to date. The Owner's Contingency inside the Contractor's contract has covered the costs of all supply chain and price impacts to date; however, recent unforeseen budget and structural impacts will cause the contingency to be exceeded. 2018 Facilities CO funds from the Service Center Renovation project was transferred to diminish the additional funding needs. \$4.2M was included in the 2022 reimbursement ordinance to fully fund the project through substantial completion. Completed March 2024.

8. Land Acquisition

Parks and Recreation received \$5,000,000 for the acquisition of land in the 2019 bond program. Over the course of the last few years, staff have been aggressive in researching land opportunities to accomplish the 10-Minute Walk goal. Parks and Recreation used funding from the bond program to purchase the Davidson property (Hartlee Field Road) and Laney property (Trinity Rd). The Laney Property acquisition has been completed. Debris has been removed from the Davidson property. At this time, it is not anticipated that these properties will be open to the public for several years. City staff has been negotiating with a landowner in south Denton. A presentation was made to the City Council on November 14, 2023, for direction on the land acquisition. Once the land is acquired, it will exhaust all bond funding for land acquisition.

2023 Bond Election

1. Ruddell, Mingo Roadway & Quiet Zones

The 2023 Bond Program provided funding for the widening of Ruddell St and Mingo Rd, a new extension of Ruddell St across the Union Pacific Railroad, and establishment of a quiet zone from Frame St to Mockingbird Ln along Mingo Rd. Staff has selected a design consultant and anticipates the contract to be brought before Council in May 2024. The construction manager at risk (CMAR) selection process is underway with an expected preconstruction contract coming before Council late summer 2024.

2. Oakland Drainage & Upstream Detention Improvements

The 2023 Bond Program provided funding for the installation of box culverts in Oakland St that outfall into the North Pecan Creek tributary. Improvements will also include the installation of a detention pond upstream of the culverts to offset the adverse impact of peak flows within the new system. Staff has selected a design consultant and anticipates the contract to be brought before City Council in June 2024.

3. PEC 4 Phases 3 & 4 Drainage Improvements

The 2023 Bond Program provided funding for the installation of the final two phases of the Pecan Creek 4 (PEC 4) project. The project consists of installation of box culverts along the Pecan Creek tributary from Prairie St North to Mulberry St, then west on Mulberry St to Bernard St. The project will also include utility replacement and relocation, and full roadway reconstruction. Staff has processed a design amendment with Freese and Nichols in April 2024 to bring the design to completion and acquire needed drainage easements.

4. Aquatic Improvements

The 2023 Bond Program provided funding for enhancements to the Water Works Park. Improvements include renovation of the existing ticketing building and pump house, a new children's play structure, and outdoor flatwater space to be used for multi-purpose programming. Staff issued a request for qualifications to design consultants in February 2024 and anticipates a contract coming before Council in June 2024. Solicitation for the construction manager at risk (CMAR) is scheduled to advertise in May 2024.

5. Trail Development

A total of \$4,000,000 has been allocated from the bond program in fiscal year 2024. Parks and Recreation has created an aggressive plan to build trails throughout the community. As of April 2024, Pecan Creek, Joe Skiles Park, Briercliff Park, Bowling Green Park, Villages of Carmel Parks, and the Hills of Denton Trails are under construction or design/planning efforts. Additional trails such as Mack Park, North Lakes Park Dog Park Trail, and Clear Creek Natural Heritage Area are also planned for the near future once other projects are completed.

6. Inclusive Playground

Parks and Recreation staff kicked off design efforts in 2023 and is currently in the public input phase of the project. It is anticipated that construction documents will be completed in spring of 2025 with construction and an official dedication in the summer of 2026. Staff are pursuing additional grants to support this project that may cause a change to the schedule.

7. Fire Station #5

The 2023 Bond Program provided funding for the replacement of Fire Station 5. Fire Station 5 will be built on the existing site. Staff has selected an architect, and the design contract was approved by the City Council in April 2024. Solicitation for the construction manager at risk (CMAR) is scheduled to be advertised in May 2024.

8. Fire Station #6

The 2023 Bond Program provided funding for the replacement of Fire Station 6. Fire Station 6 will be built on a new site off Teasley Ln. Staff has selected an architect, and the design contract was approved by the City Council in April 2024, Solicitation for the construction manager at risk (CMAR) is scheduled to advertise in May 2024.

9. Linda McNatt Animal Care & Adoption Center

A total of \$15,850,000 has been allocated from the bond program in fiscal year 2024. Staff have secured a design firm and a CMAR solicitation is in progress.

10. Public Art – Public Safety

A total of \$823,000 has been allocated to Public Safety art associated with the fire stations. Public art projects are not anticipated to begin until the new public safety buildings are substantially completed.

11. Affordable Housing

A total of \$15,000,000 has been allocated from the 2023 bond election. Funding is anticipated to begin fiscal year 2025.

12. Active Adult Center

The 2023 Bond Program provided funding for the construction of a new Active Adult Center. First year funding is expected in FY 2025.

13. Public Art – Active Adult Center

A total of \$930,000 has been allocated to the art for the center. Public art projects are not anticipated to begin until the new Active Adult Center is substantially completed.

14. South Branch Library

The 2023 Bond Program provided funding for the construction of a new South Branch Library. Design is expected to begin in fiscal year 2026.

15. Public Art – South Branch Library

A total of \$969,000 has been allocated to the artwork associated with the South Branch Library. Public art projects are not anticipated to begin until the new library is substantially completed.

Completed Projects:

Wheeler Ridge Connection to FM 2181 at Jordan Lane – Reallocated

Public Art for Street Improvements – Completed May 2017

Fire Station #4 Remodel/Rebuild (Sherman Drive) - Completed June 2018

Fire Station #3 Demolition/Rebuild (McCormick) - Completed April 2021

Fire Burn Tower – Completed April 2021

Relocation of Communications Center & Criminal Investigations Bureau – Reallocated

Police Firing Range with Ten Foot Berm Addition – Reallocated

Police Facilities Project (Design) - Completed

Public Art for Public Safety – Completed April 2022

Eagle Drive Drainage Improvements Phase 2 – Completed October 2019

PEC-4 Drainage Improvements Phase 2 – West of Locust to Prairie – Completed December 2021

Magnolia Street Drainage Phase 2 (Hinkle Project) - Completed November 2020

Playground Replacements – Completed February 2021

Park Improvements – Completed May 2022

Property Acquisition – Completed July 2022

Southwest Park Master Plan & Design - Completed June 2022

Sprayground – Completed July 2020

Trail System Expansion & Addition – Completed October 2017

Water Works Park Additions (Wave Pool/Concession Stand) - Completed May 2020

Vela Soccer Complex Phase II Construction – Completed September 2021

Emergency Action Plan Lake Forest Park Dam – Completed February 2023

Hickory Creek Road - FM 2181 to Riverpass (Hickory Creek Phase 2) - Completed March 2023

Tennis Center Remodel & Expansion- Completed October 2023

Public Art for Parks - Completed October 2023

Denton Police Headquarters Renovations – Completed November 2023

2020 Street Bundle Sectors 1, 2, & 3 – Completed September 2023

Downtown Drainage Projects – Funds reallocated as of August 2023

2012 Street Reconstruction - Completed September 2023

2014 Street Reconstruction – Completed September 2023

Police Substation Range – Completed January 2023

Police Indoor Firing Range – Completed January 2023

EXHIBITS:

1. Agenda Information Sheet
2. GO Report
3. Parks Capital Projects Presentation
4. Capital Projects & Engineering Presentation
5. Facilities Capital Project Presentation
6. 2019 Bond Program Timeline
7. 2023 Bond Program Timeline

Respectfully submitted:
Jessica Williams
Chief Financial Officer

Prepared by:
Matthew Hamilton, Budget Manager
Sarah Cochran, Financial Analyst Supervisor