



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Cassey Ogden
DATE: May 7, 2024

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the design services of the Mingo Ruddell Roadway and Quiet Zone project for the Capital Projects Department as set forth in the contract; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7599-017 – Professional Services Agreement for design services awarded to Kimley-Horn and Associates, Inc., in the not-to-exceed amount of \$6,640,400.00).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

INFORMATION/BACKGROUND

The Mingo Ruddell Roadway and Quiet Zone project is associated with the 2023 Bond Program and is located in the Texas Woman's University area and surrounding residential neighborhoods. The project scope includes approximately 15,500 linear feet of roadway reconstruction; 8,600 linear feet of 6-inch through 12-inch water main replacement; 4,800 linear feet of 8-inch through 15-inch wastewater main replacement; drainage study; sidewalk enhancements; and various lighting improvements. In addition, there will be one (1) new railroad crossing for Ruddell Road at Union Pacific Railroad (UPRR) and six (6) existing railroad crossings to be either upgraded or closed to create the Mingo-Quiet Zone.

This project is being delivered as a Construction Manager at Risk (CM@R) project for horizontal construction. This delivery method leans heavily on collaboration among the City, the design engineer, and the CM@R during the design process to allow for the best schedule coordination, cost modeling, and community engagement.

Statements of qualifications were sent to the City's prequalified list of engineers requesting experience designing projects using alternative delivery methods, specifically CM@R. Upon ranking the received information, staff found Kimley-Horn and Associates, Inc. to have the most relevant CM@R experience, have current CM@R work in progress in Texas (including the City of Denton), and have available staff to complete the project within the schedule. Kimley-Horn and Associates, Inc. has provided design and construction phase services for many projects similar in size and cost including the City's first CM@R Southeast Denton Package B as well as the ongoing Neighborhood 2 & 6 project. In addition, Kimley-

Horn and Associates have worked on neighboring Bell Avenue. Based on Kimley-Horn and Associates, Inc.'s knowledge, the project team's experience, and availability, Kimley-Horn and Associates, Inc. was selected as the best choice for Mingo Ruddell Roadway and Quiet Zone project design. The 2023 Bond Program Extendable Commercial Paper Program (ECP) is being used for appropriation authority for this contract. The 2023 Bond Program ECP program was approved by City Council on November 7, 2023. The ECP program allows the City to better align bond issuances with the cash flow needs of the projects as part of the 2023 Bond Election.

Request for Qualifications for professional engineering services was solicited using the City's formal solicitation process. City Council approved a pre-qualified list of engineering firms on May 18, 2021 (Ordinance 21-894).

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 18, 2021, the City Council approved RFQ 7599 for a prequalified list of professional engineering firms (Ordinance 21-894).

RECOMMENDATION

Award a contract with Kimley-Horn and Associates, Inc., for the design services of Mingo Ruddell Roadway and Quiet Zone for the Capital Projects Department, in a not-to-exceed amount of \$6,640,400.

PRINCIPAL PLACE OF BUSINESS

Kimley-Horn and Associates, Inc.
Denton, TX

ESTIMATED SCHEDULE OF PROJECT

This project will be started upon approval of the design and CM@R contracts with a projected completion date of Q4 2027, subject to change due to coordination with state and federal entities.

FISCAL INFORMATION

These items/services will be funded from a combination of accounts, please see below:

2023 Street Reconstruction Bond	350555475.1360.21100	\$4,765,949.00
Roadway Impact Fees	250126472.1360.21100	\$1,000,000.00
Design Phase Services - Wastewater	640298541.1360.21100	\$275,000.00
Design Phase Services - Water	350555517.1360.21100	\$163,882.08
Design Phase Services - Water	350555525.1360.21100	\$194,935.98
Design Phase Services - Water	350555523.1360.21100	\$7,825.02

Requisition #164450 has been entered into the Purchasing software system in the amount of \$6,407,592.08. The remainder of the funds will be added to the Purchase Order from future fiscal year allocations. The budgeted amount for this item is \$6,640,400.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Presentation
Exhibit 3: Ordinance and Contract

Respectfully submitted:
Lori Hewell, 940-349-7100
Purchasing Manager

For information concerning this acquisition, contact: Tracy L. Beck, 940-349-8925.

Legal point of contact: Marcella Lunn at 940-349-8333.