



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: August 4, 2026

SUBJECT

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the approval of a fifth amendment to a Professional Services Agreement between the City of Denton and Halff Associates, Inc., amending the contract approved by the City Council on November 15, 2022, in the not-to-exceed amount of \$1,144,280.00; amended by Amendments 1-4 approved by City Council and Purchasing; said fifth amendment to provide for additional right-of-way acquisition services in relation to the Westgate Drive Reconstruction Project Phase 2 for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (File 7599-011 – providing for an additional fifth amendment expenditure amount not-to-exceed \$98,600.00, with the total contract amount not-to-exceed \$1,386,570.00). [The Public Utilities Board recommends approval \(4 - 0\).](#)

STRATEGIC ALIGNMENT

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

INFORMATION/BACKGROUND

Following the completion of the new Denton Independent School District (DISD) high school located west of the Bronco Way and North Bonnie Brae Street intersection, City Staff conducted preliminary research on the potential construction of the undeveloped portion of East/West Westgate Drive, the reconstruction of existing North/South Westgate Drive, and the reconstruction of Windsor Drive to help alleviate the traffic impact from the completed development.

On November 26, 2024, Capital Projects was directed to divide the project into two (2) phases due to the completion of right-of-way acquisition for East/West Westgate Drive. This segment provides a connection between Bronco Way and the I-35 frontage road. Construction of the Westgate Drive Phase 1 Project was recently completed in April 2026.

The Westgate Drive Phase 2 Project is currently estimated to begin construction in Q4-2027 with an estimated completion in Q2-2029. Extended phasing and added project activities for the existing design contract require an amendment to include additional right-of-way acquisition service costs. Amendment No. 5 will provide the Consultant Engineer and the City of Denton Real Estate Department with the necessary documentation to make initial contact with the affected property owners.

Amendment No. 1 provided for the additional hydraulic study which produced supporting documentation to complete a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) to the Federal Emergency Management Agency (FEMA).

Amendment No. 2, a work authorization amendment, was approved by Purchasing to reallocate the funds from the Traffic Signal Design category (XIV) to Environmental Services, Illumination Study, and Final Design of the Contract. This amendment was a net zero change order to the contract NTE.

Amendment No. 3, a work authorization amendment, was approved by Purchasing to provide for the remaining category of Bidding and Construction Services, re-allocating funds to a new category called “Repackage” allowing the project to be split into two (2) phases per request of the City Manager’s Office. This amendment was a net zero change order to the contract NTE.

Amendment No. 4 included the additional cost for splitting the design, bidding two packages, construction engineering services through construction for two packages, and FEMA application fees.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 15, 2022, City Council approved a contract with Halff Associates, Inc., in the not-to-exceed amount of \$1,144,280 (Ordinance 22-2303).

On March 19, 2024, City Council approved Amendment No. 1 with Halff Associates, Inc., in the not-to-exceed amount of \$62,000, for a total not-to-exceed amount of \$1,206,280 (Ordinance 24-539).

On April 15, 2025, City Council approved Amendment No. 4 with Halff Associates, Inc. in the not-to-exceed amount of \$81,690, for a total not-to-exceed amount of \$1,287,970 (Ordinance 25-636).

On July 27, 2026, the Public Utilities Board (PUB) recommended this item to the City Council for consideration.

RECOMMENDATION

Award Amendment No. 5 with Halff Associates, Inc., to provide for additional right-of-way acquisition services in relation to the Westgate Drive Reconstruction Project Phase 2 for the Capital Projects Department, in a not-to-exceed amount of \$98,600, for a total amended contract amount of \$1,386,570.

PRINCIPAL PLACE OF BUSINESS

Halff Associates, Inc.
Richardson, TX

ESTIMATED SCHEDULE OF PROJECT

The Westgate Drive Phase 1 Project completed construction in April 2026.

The Westgate Drive Phase 2 Project is estimated to begin construction in Q4 2027 with an estimated completion in Q2 2029.

FISCAL INFORMATION

These services will be funded from the City of Denton Westgate Drive Reconstruction Project account 350522467.1360.20100. Purchase Order #201965 will be amended in the amount of \$98,600. The total amended amount of this contract is \$1,386,570.

EXHIBITS

Exhibit 1: Agenda Information Sheet

Exhibit 2: Original Ordinance, Contract, Ordinances, and Amendments 1-4

Exhibit 3: Ordinance and Amendment 5

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

For information concerning this acquisition, contact: Jesus Perez, 940-349-7715.

Legal point of contact: Leah Bush at 940-349-8333.