



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Capital Projects

ACM: Mario Canizares

DATE: August 1, 2017

SUBJECT

Consider adoption of an ordinance of the City of Denton, Texas, authorizing the City Manager to execute a Professional Services Agreement with Steven J. Kunkel & Associates, Inc. for Land Appraisal and Land Rights Acquisition Services related to the Bonnie Brae Road Widening project-North Phases 4 & 5. The limits being between North Interstate 35 East and U.S. Highway 380; and establishing an effective date (File 6522 in the not-to-exceed amount of \$418,000).

BACKGROUND

The "Bonnie Brae Secondary arterial from IH35E to North of Scripture" project was approved by the voters as part of the Mobility Improvement projects initiative on the ballot for the November 5, 2014 bond election. To date, a preliminary schematic design has been completed and the detailed design engineering work is in process for this phase. The design has progressed to the point that all land tracts have been identified that will require either fee acquisition of a total property tract or a fee acquisition of a portion of a property tract.

As per state law, acquisition of the necessary land tracts will require independent appraisal reports as the basis for offer(s) to purchase. Also per state law, residential relocation services will be required for those parcels in which residential structures that are subject to complete acquisition or "bisection" occurs, a term that means that a portion of the residential improvements for a given tract straddles the proposed new street right-of-way line, thus requiring the complete removal of the bisected structure. For the project at hand, there are two (2) whole residential tract acquisitions and eight (8) bisected residential tract acquisitions, all potential candidates for residential relocation services.

Presently, the Real Estate Division does not have staffing on hand to meet the project delivery timing expectations for Phases 4 & 5, so it is necessary to supplement the ongoing land rights procurement efforts with external resources.

The firm of Steven J. Kunkel & Associates, Inc. has been selected to provide the land rights acquisition and residential relocation services required for the Bonnie Brae Street Widening and Improvement Project (Location Map-Exhibit 2). Kunkel & Associates has demonstrated expertise and professional qualifications in acquisition and relocation projects. Steven J. Kunkel & Associates, Inc. has worked closely with staff to scope and deliver the necessary services on past projects for the City of Denton. Their qualifications to perform these services have been clearly demonstrated to the satisfaction of the project teams assembled for the various projects they have been engaged for over the years. Accordingly, the Capital Projects Department requested a proposal from Steven J. Kunkel & Associates, Inc., in accordance with Texas Local

Government Code 252.022, the procurement of professional services is exempt from the requirement of competition based selection. The proposed fee amount of \$418,000.00 for these professional services was negotiated by staff and is consistent with the level of effort required for a project of this specialized nature (Exhibit 3). The contract for these services is included as Exhibit 5.

Land appraisal work on behalf of a governmental entity, and to a greater extent, land rights negotiations and relocation services are very specialized areas of endeavor. The people employed by this type of firm are directly representing the position and interests of their client (in this case the City), within the living rooms and businesses of those property owners affected by the Project. Staff was particularly diligent to make certain that the recommended firm for the work at hand has a seasoned staff, with proven ability to successfully carry-out objectives for similar projects, with integrity and compassion for the affected landowners.

PRINCIPAL PLACE OF BUSINESS

Steven J. Kunkel & Associates, Inc.
Pantego, TX

RECOMMENDATION

Approve the award of a Professional Services Agreement with Steven J. Kunkel & Associates, Inc. for Land Appraisal and Land Rights Acquisition Services related to the Bonnie Brae Road Widening project- North Phases 4 & 5 in the not-to-exceed amount of \$418,000.

ESTIMATED SCHEDULE OF PROJECT

The land rights acquisition schedule for Bonnie Brae Street Widening and Improvement Project North is planned to formally commence in the fall of 2017. It is anticipated that all acquisitions/relocations for this segment will require 12-18 months to complete with road construction project letting and contract award to occur thereafter.

FISCAL INFORMATION

A total of \$9,500,000 in funding was approved for the Bonnie Brae Street Widening and Improvement project. A total of \$2,000,000 in bonds have been sold to date to provide for project design and contingencies. This professional services agreement will be funded out of the Streets Capital Project Fund account 250023467 which was established for the project.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: **Public Infrastructure**
Related Goal: **2.1 Optimize resources to improve quality of City Roadways**

EXHIBITS

Exhibit 1-Agenda Information Sheet

Exhibit 2-Location Map

Exhibit 3-Statement of Fees

Exhibit 4-Memo of Recommendation

Exhibit 5-Ordinance

Exhibit 6-Contract

Respectfully submitted:

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