



MEMORANDUM

To: Mayor and City Council

From: Ken Griffin, P.E., Director of Engineering and Public Works

Date: May 13, 2014

Reference: Service Center Screening Wall Development Agreement

2030: Sustainable City Government, Goal 3
Excellent and Well-maintained City Infrastructure and Facilities

Introduction:

This agenda item is being presented for approval of a Development Agreement with CSE Commercial Real Estate for the construction of a masonry screening wall on City owned property at the Coppel Road Service Center.

Analysis:

CSE Commercial Real Estate is currently developing residential property adjacent to the Coppel Road Service Center. This property was recently sold by the city for this purpose. In anticipation of this development, the city budgeted money to construct an eight foot (8') masonry screening wall along our north boundary line to screen our service center operations from these new homes.

In an effort to complement the screening wall being constructed by the developer, we began discussion about materials and vendors that the developer would be using. This conversation quickly turned into a discussion about having the same vendor construct both walls. This will allow the city and the developer to benefit from cost savings associated with the larger scope of work than either project, and the savings associated with the mobilization of one contractor rather than two.

CSE took the lead in the project coordination, and solicited bids from two vendors for the full scope of work. CSE and City staff met with the low bidder, discussed the scope of the project, and agreed on the plans for the proposed work. CSE plans to build a "thin-wall" screening wall, while the city wall will be "thick-wall" which results in a slightly higher cost per foot of wall, but should provide a more durable wall adjacent to our equipment yard.

The work will be constructed in accordance with our requirements and will provide a seamless visual appearance to both the new residents and the patrons at the Senior and Community Center at Grapevine Springs.

Approval of this agreement will allow CSE to proceed with the construction of their privately owned wall and the city owned wall on our property. Upon completion of the work the city will reimburse CSE for costs associated with our portion of the project. City staff will review and approve the work completed on our property.

Legal Review:

The Development Agreement was prepared and reviewed by David Dodd.

Fiscal Impact:

This agreement has a financial impact of \$87,608.00, as budgeted in the FY 2013/2014 budget.

Recommendation:

The Engineering Department recommends approval of this Development Agreement.