



## **AGENDA MEMORANDUM**

Future Item for the City Council Meeting of July 18, 2017  
Action Item for the City Council Meeting of July 25, 2017

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**DATE:** June 20, 2017

**TO:** Margie C. Rose, City Manager

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<p><b><u>Contract for Professional Services</u></b> <b>TIRZ (Tax Increment Reinvestment Zone) #3</b> <b>Integrated Traffic and Planning Study</b></p>
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**CAPTION:**

Motion authorizing the City Manager, or designee, to execute Amendment No. 1 to a contract for professional services with Gateway Planning Group, Inc. of Dallas, Texas in the amount of \$175,500 for a restated fee of \$225,000 for the TIRZ #3 Integrated Traffic and Planning Study project.

**PURPOSE:**

The purpose of this Agenda Item is to obtain authority to execute Amendment No. 1 to a contract for professional services for the TIRZ #3 Integrated Traffic and Planning Study project.

**BACKGROUND AND FINDINGS:**

The Downtown Corpus Christi streets were converted from two-way to one-way streets when the City's freeway system was constructed in the mid-20<sup>th</sup> century. Following this large-scale conversion, traffic patterns remained the same until the Chaparral Street and Shoreline Realignment Projects

were undertaken through the Bond 2008 program. One unanticipated result of these Bond 2008 projects was altered traffic patterns that created access challenges for some of the businesses located in the downtown area (Marina Arts District), particularly in the William Street and Lawrence Street area.

The TIRZ #3 Project and Financing Plan includes a Traffic Pattern Analysis as one of the strategic planning initiatives. This initiative was identified as a need through stakeholder feedback following the Bond 2008 projects, as well as through the draft Downtown Area Development Plan. Additionally, the Harbor Bridge replacement project has created an urgent need to create connectivity to the new freeway. Based on the synergy between these items, Staff saw value in combining TIRZ #3 funds and planning funds to conduct a comprehensive assessment of Traffic Patterns, integrated with market information, to avoid disjointed decisions that may undermine future development, like the type that created the immediate challenges on William Street and Lawrence Street.

Gateway Planning was selected as the consultant through an RFQ (Request for Qualifications) that was issued December 2016. Gateway has experience in redevelopments impacted by large infrastructure modifications, as well as general revitalization initiatives. Gateway is currently undertaking a similar analysis on North Beach to evaluate the impacts of the Harbor Bridge connectivity.

Almost two years has passed since the traffic pattern analysis need was identified. Once Gateway Planning was selected through the RFQ process, the contract scope was separated into two parts to expedite the work.

- Part 1: City staff proceeded with a small contract (Part 1) to get recommendations on immediate improvements that could be made to the William Street and Lawrence Street area to improve traffic flow. This report was completed and submitted on June 1, 2017, and City staff is reviewing costs to complete the recommended changes.
- Part 2: This contract amendment is for Part 2, which is a more detailed analysis with a broader location scope for the traffic analysis. This analysis will include a detailed district development plan that reflects the infrastructure implications and development opportunities associated with the relocation of the Harbor Bridge, and will provide proposed project scenarios that integrate together and maximize value. It is scheduled to be completed by December 2017.

This proposed integrated project scope will guide the City's public investment and incentives for the next decade, and recommendations resulting from the study will be programmed as future CIP (Capital Improvement Project) or Bond projects.

#### **ALTERNATIVES:**

1. Authorize execution of amendment no. 1. (Recommended)
2. Do not authorize execution of amendment no. 1. (Not Recommended)

#### **OTHER CONSIDERATIONS:**

Gateway Planning Group, Inc. is the design engineer that was selected for this project under RFQ 2016-06.

#### **CONFORMITY TO CITY POLICY:**

Complies with statutory requirements for construction contracts. Conforms to FY 2016-2017 CIP Budget.

**EMERGENCY / NON-EMERGENCY:**

Not applicable

**DEPARTMENTAL CLEARANCES:**

Planning Department

**FINANCIAL IMPACT:**

X Operating      ☐ Revenue      ☐ Capital      ☐ Not applicable

<b>Fiscal Year 2016-2017</b>	<b>Project to Date Budget and Expenditures</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget		\$230,625		\$230,625
Encumbered / Expended Amount		49,500		49,500
<b>This item</b>		<b>175,500</b>		<b>175,500</b>
Future Anticipated Expenditures This Project		5,625		5,625
BALANCE		\$0		\$0

Fund(s):

**Comments:** N/A

**RECOMMENDATION:**

City staff recommends to execute Amendment No. 1 to a professional services contract with Gateway Planning Group, Inc. in the amount of \$175,500 for the TIRZ #3 Integrated Traffic and Planning Study project.

**LIST OF SUPPORTING DOCUMENTS:**

Project Budget  
Location Map  
Presentation  
Amendment No. 1  
Addendum to Amendment No. 1  
Form 1295