



AGENDA MEMORANDUM

Motion Item for the City Council Meeting of January 14th, 2025

DATE: January 14, 2025

TO: Peter Zanoni, City Manager

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Professional Services Contract
Design of Sand Dollar Avenue & Crowsnest

CAPTION:

Resolution authorizing a professional services contract with Halff Associates of Corpus Christi, TX, in an amount of \$927,701.00 for the design of Sand Dollar Avenue and Crowsnest, located in District 4, with FY 2025 funding available from the Tax Increment Reinvestment Zone #2 (Island TIRZ) Fund.

SUMMARY:

This resolution authorizes approval of a professional services contract to Halff Associates to perform design services for the design of Sand Dollar Ave and Crowsnest. Crowsnest will be a new thoroughfare on North Padre Island. Sand Dollar Avenue will be an extension of the existing thoroughfare.

BACKGROUND AND PURPOSE:

North Padre Island has several areas where planned streets, or paper streets, were platted but have never been constructed. This limits mobility, connectivity, and development within these areas. Two paper streets were identified in the Island's Area Development Plan are Sand Dollar Avenue and Crowsnest. The Northern Area, which includes Sand Dollar Avenue between

Verdemar Drive and Highway 361 and the Central Area, which includes Crowsnest from Beach Access 4 to Whitecap and continuing to Park Road 22 are identified as two priority areas by the Island TIRZ board for FY24. The Island TIRZ board approved \$7.2 million total for the design and construction of Sand Dollar Ave and Crowsnest on July 18, 2023. Implementing these streets will lead to enhanced mobility and development at North Padre Island. Additionally, the construction of these planned streets will open up opportunities for businesses to establish themselves in these areas, boosting economic growth and overall prosperity for North Padre Island. By addressing these infrastructure needs, the island will be better positioned for future growth and development, ensuring its long-term success as a thriving coastal community.

The existing Sand Dollar Avenue is a 0.18-mile asphalt road consisting of two lanes, currently utilized by a limited number of surrounding residents. The project scope includes the extension of the existing Sand Dollar Avenue, beginning at Verdemar Drive and terminating at SH 361, spanning an approximate length of 0.39 miles.

The Crowsnest Street project includes the construction of a new 0.68-mile, two-lane thoroughfare, beginning at Beach Access Rd #4, extending north past Whitecap Blvd, then pivoting westbound and terminating at Park Road 22.

The design scope for both streets includes pavements, sidewalks, curb and gutter, and ADA-compliant ramps. While some public utilities exist at various points along the proposed roadway locations, additional gas lines, wastewater, stormwater, drainage system, and potable water infrastructure will be required. Roadway lighting will also be added to meet City Street Lighting Design Policy and Guidelines. Based on the Geotechnical report, the streets will be designed asphalt or concrete.

PROJECT TIMELINE:

2025 - 2026
January - March
Design Phase

The projected schedule reflects City Council award of professional services in January 2025 with anticipated design completion by March 2026.

COMPETITIVE SOLICITATION PROCESS:

Half Associates was selected in May 2024 for the design of the Sand Dollar Avenue and Crowsnest Street project under RFQ #5036. The Contracts and Procurement Department issued RFQ #5036 - Professional Engineering Services for the design of three street projects. Due to the similarities in design scope and the proximity of the two locations, Sand Dollar Avenue and Crowsnest Street are categorized as single street project. The Contracts and Procurement Department received proposals from thirteen (13) firms.

Selection committee was comprised of representatives from the Public Works and Engineering Services Department. The selection committee evaluated thirteen firms against the six factors below and selected the top 3 firms. The final evaluation graded Half Associates as the third highest ranked firm. Each firm in the Top 3 is selected for one street projects from RFQ #5036.

1. Experience On Projects Of Similar Scope & Complexity

2. Demonstrated Capability & Capacity On Comparable Projects
3. Team Members With Experience & Qualifications
4. Team Members Experience With Work Of Similar Scope & Complexity
5. Availability Of Resources To Accomplish The Work
6. Demonstrated Understanding Of The Scope Of Services

Halff Associates has completed several City street projects such as Waldron Road (Bond 2020), Wildcat Drive (Bond 2020) and the Residential Street Rebuild Program projects Devonshire Drive and Waterloo Street (Bond 2018).

ALTERNATIVES:

Council could elect not to award this contract to Halff Associates. Not awarding the contract for these professional services would delay the projects and conflict with City Council's goal to support the mobility and development of North Padre Island.

FISCAL IMPACT:

The project is being funded in FY25 through the Tax Increment Reinvestment Zone #2 (Island TIRZ) fund through projects Sand Dollar Avenue (Verdemar Dr. and Highway 361) & Crowsnest (Beach Access 4 to Whitecap)

FUNDING DETAIL:

Fund:	PackChProjTIF2 (Fund 3278)
Department:	Economic Development (57)
Org:	Grants and Capital Projects (89)
Account:	Design (550950)
Activity:	24130
Amount	\$401,865.00

Fund:	PackChProjTIF2 (Fund 3278)
Department:	Economic Development (57)
Org:	Grants and Capital Projects (89)
Account:	Design (550950)
Activity:	24134
Amount	\$525,836.00

TOTAL: \$927,701.00

RECOMMENDATION:

Staff recommends approval of the professional services contract with Halff Associates in an amount not to exceed \$927,701.00 for the Sand Dollar Avenue and Crowsnest Street project. This design will begin in January 2025 with estimated completion of the design phase by March 2026.

LIST OF SUPPORTING DOCUMENTS:

Resolution

Location & Vicinity Maps

Evaluation Matrix

Proposal

Presentation