

# CONTRACT FOR PROFESSIONAL SERVICES

The City of Corpus Christi, Texas, a Texas home-rule municipal corporation ("City") and **Gateway Planning Group, Inc.** ("Consultant"), agree to the following amendments to the Contract for Professional Services for **TIRZ #3 Integrated Traffic and Planning Study (Project No. E17023)**:

Original Contract	May 15, 2017	Administrative Approval	\$49,500
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**In the Original Contract, Exhibit "A", Section I. Scope of Services shall be amended as set forth in the attached Amendment No. 1, Exhibit "A".**

In the Original Contract, Section III. Fees shall be amended as set forth in the attached Amendment No. 1, Exhibit "A" for a fee not to exceed **\$175,500**, for a total restated fee not to exceed **\$225,000**.

All other terms and conditions of the May 15, 2017 Contract for Professional Services between the City and Consultant, and of any amendments to that contract, which are not specifically addressed herein shall remain in full force and effect.

**CITY OF CORPUS CHRISTI**

**GATEWAY PLANNING GROUP, INC.**

Jeff H. Edmonds, P.E. Date  
Director of Engineering Services

06/26/2017

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**Scott Polikov, FAICP** **Date**  
**President**  
**3100 McKinnon Street, 7<sup>th</sup> Floor**  
**Dallas, TX 75201**  
**214-529-7430 Office**  
**scott@gatewayplanning.com**

**APPROVED AS TO LEGAL FORM**

Assistant City Attorney Date

**ATTEST**

Rebecca Huerta  
City Secretary

Fund Name	Accounting Unit	Account No.	Activity No.	Account Category	Amount
TIF #3	1112-10275-707	530000	E17023011112EXP	30000	\$150,000
General Fund	1020-11455-071	530000	E17023011020EXP	30000	\$25,500
<b>Total</b>					<b>\$175,500</b>



April 24, 2017

Jerry Shoemaker, P.E.  
Sr. Program Manager Capital Programs  
C/O Sarah West, P.E., CFM  
City of Corpus Christi  
1201 Leopard Street  
Corpus Christi, TX 78401

Re: TIRZ #3 Integrated Traffic and Planning Study (Project # E17023)  
Revised Contract Amendment No. 1

Dear Mr. Shoemaker:

Please accept this letter as our proposal for final contract to perform the an additional phase of professional services work for the TIRZ #3 Integrated Traffic and Planning Study based on the first phase of preliminary work completed under a separate contract.

#### I. ADDITIONAL PROJECT SCOPE

Gateway Planning Group, Inc. shall undertake the tasks and provide the deliverables as follows:

In Part 2 of the Project, our Team will set up a more detailed block and building-scale plan based on the identification and assessment of the impacts to the TIRZ #3 area in Part 1. 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 within the TIRZ #3 area. As requested, we have included additional scope of work services and deliverables detailed below.

**Task A:** Evaluate the impacts of potential street projects, including the Harbor Bridge realignment, on the vehicular and pedestrian accessibility, and recommend the optimal traffic circulation patterns in the TIRZ #3 area, based on the analysis undertaken during Part 1 of this project and a review of the existing data and plans.

1. Evaluation of Street Projects: These projects should be used for the baseline of the analysis for the Traffic and Connectivity Study:
  - Shoreline Blvd interventions to facilitate and enhance pedestrian access to the Sea Wall and associated amenities;
  - Agnes Street and Laredo Street corridor between SH 286 and Cooper's Alley as key gateway connection to Downtown from SH 286 (Crosstown Expressway);
  - Impact mitigation for the removal of the Lipan Street bridge at SH 286 for traffic patterns and volumes on both Lipan Street and Comanche Street from the Westside SH 286 Access Road to Staples St.;
  - Optimization of Tanchhua Street as a connection into the SEA District after the removal of the current conflict point on N. Tanchhua Street and the exit from the existing Harbor Bridge;
  - Modification of the Upper Broadway and Antelope Street from Buffalo to the current I-37 to establish at-grade connection to what will be the relic I-37 corridor once access ramps are eliminated;
  - Potential modification of Doss Street and Mestina Street from Leopard Street to SH 286 Access Road to mitigate the impacts of access to Crosstown from Leopard Street;
  - Possible extension of Staples Street from West Broadway Street to Tanchhua Street (connecting to Fitzgerald Street) to enhance access to the SEA District;



- Possible improvements to North Broadway from Belden Street to Port Avenue to improve access to the SEA District;
- Potential improvements to Twigg Street from Mesquite Street to North Shoreline Blvd., including possible conversion to two-way traffic, once the Harbor Bridge exit ramp is removed.
- Potential improvements to N. Mesquite Street from the current I-37 to Port Avenue/Hirsch Street., including evaluation of conversion to two-way from I-37 to Belden Avenue to enhance access to the SEA District;
- Optimization of the connection between the bike/pedestrian facility on the new Harbor Bridge with the prescribed Bicycle Mobility Network segments in the Hillcrest, Solomon Coles and North Beach areas (which reflect the planned changes to parks/open space per the parks mitigation requirements of the project).

This work will include evaluation for improvements to street cross-sections and configurations based on analysis of existing data and analysis from workshops delineated below. Traffic modelling and specific intersection designs will NOT be undertaken; rather, team analysis will be undertaken in the workshop process based on field observation, prior plans and studies and staff input. Other items such as pavement conditions, lighting, alternative traffic control plans and future public outreach recommendations for construction management will be analyzed generally, and general recommendations on those items will be provided in a memorandum.

2. Design Workshop: To facilitate the objectives above, undertake a one day (1) preliminary multi-departmental workshop and a follow up two (2) day design workshop to analyze transportation and land use potential within the TIRZ #3 study area based on the results of Part 1 and the objectives above. The Team will meet with stakeholders and City Staff/Leadership to facilitate a broad analysis of the implications and considerations for this initiative during both workshops.
  - Workshop will include building block and scale plans for key catalytic areas in Downtown and adjacent to recommended corridor projects;
  - Draft work will be presented to the community in a public town hall presentation at the conclusion of the second workshop to solicit additional feedback prior to refinement.
3. Deliverables: A technical memorandum summarizing the findings, including:
  - Existing network condition and functionality (general capacity, strengths, weaknesses, opportunities);
  - Assessment of current mobility and expected changes to demand and network functionality associated with the completed Harbor Bridge project based on data generated from EIS process and analysis from other existing data and staff feedback;
  - Projected changes in the functionality in terms of traffic and pedestrian movements on key corridors under existing conditions and the various proposed development scenarios through analysis of existing data and staff feedback;
  - Identification of the recommended changes (structural and operational) to existing mobility network, including a prioritized list of structural (e.g. realignment of streets, signalization, key lighting, major wayfinding signage, upgrade of key pedestrian facilities) and operational (e.g., traffic management strategies) critical improvements to existing roadway network. At specific locations, conceptual sketches will be used to demonstrate proposed roadway changes;
  - Illustrative graphic of the detailed neighborhood plan at block and building scale focusing on the SEA District, as developed in the Design Workshop.
  - Illustrative concept plan and supporting narrative detailing data basis illustrating anticipated changes to traffic patterns under existing conditions and under various proposed scenarios, and for proposed structural improvements at a level of detail sufficient to confirm feasibility;





- Approximate order of magnitude cost of key infrastructure recommendations;
- Potential project recommendations for CIP or bond issue project with priorities.

**Task B:** Undertake a targeted market analysis for the TIRZ #3 area, including the SEA District, Marina Arts District, Uptown, and Bayshore area. The market analysis will be based on stakeholder input and feedback from the initial market assessment and data gathering.

1. Market Analysis by Land Use Type: The following land use types and categories could be included in the market analysis for the TIRZ #3 area based on initial analysis in Part 1 work effort and shall take into consideration the existing and potential vision for the TIRZ #3 area:
  - Residential For-Sale: Detached Single Family; Attached Single Family; and Multifamily
  - Residential Rental Market: Detached Single Family; Attached Single Family; and Multifamily
  - Commercial Office
  - Commercial Retail: Destination, Regional, Community, Local or Retail by Category
  - Commercial Restaurant
  - Hotel
  - Entertainment
  - Other Land Uses
2. Deliverables: A technical memorandum with findings from the market analysis and supply analysis for the TIRZ #3 area.

**Task C:** Engage in a public meeting to present findings and initial recommendations to the community and City Staff for feedback based on updates and revisions made since the initial design workshop.

1. Deliverables: Presentation materials and notices for public distribution; as well as one (1) revision to the plan documents and recommendations.

**Task D:** Public Presentations and Adoption

1. Consultant Team will present to the TIRZ #3 Board on information gathered and refined in Parts 1 and 2 of this initiative.
2. Consultant Team will present to joint meeting of the City Transportation Advisory Commission and Planning Commission for information gathered and refined in Parts 1 and 2 of this initiative. Includes one (1) round of revisions.
3. Consultant Team will present to City Council the final recommended list of prioritized projects and improvements for the TIRZ #3 district area.
4. Deliverables: PowerPoint presentations; Final Plan and Prioritized Recommendations with order of magnitude cost and scope of work for future CIP or Bond projects. Additional revisions hourly.

The above-described scope of work has been completed by Gateway Planning Group and delivered to the City. With this contract amendment, Gateway Planning is requesting reimbursement for its expended efforts.



## II. REVISED PROJECT SCHEDULE

Task	Date
<b>PART 1</b>	
<i>Notice to Proceed (NTP)</i>	<i>April 5, 2017</i>
<i>Kickoff Meeting with City Staff and Project Team</i>	<i>April 10, 2017</i>
<i>Initial Stakeholder Discussions</i>	<i>April 10, 2017</i>
<i>Task A: Evaluation of Programmed and Recently Completed Street Projects</i>	<i>April – May 2017</i>
<i>Task B: Assessment of Market Data</i>	<i>April – May 2017</i>
<i>Task C: Stakeholder-Driven Vision of Opportunities and Constraints</i>	<i>April – June 2017</i>
<b>PART 2</b>	
<b>Task A: Evaluation of Street Projects</b>	<b>May – July 2017</b>
<b>Task B: Market Supply and Demand Analysis</b>	<b>June – August 2017</b>
<b>Task C: Public Meeting and Town Hall</b>	<b>August – September 2017</b>
<b>Task D: Public Presentations + Adoption</b>	<b>September – October 2017</b>

## III. FEES

The City shall pay Contractor a lump sum fee not to exceed \$175,500.00 for the services specified in this document. The fee will be full and total compensation for services and for all expenses incurred in performing these services, including reimbursable expenses, travel, lodging, reprographics, facilities rental, workshop supplies, and plotting. Contractor shall invoice client monthly on a percent complete basis pursuant to tasks delineated in this document. All invoices shall be due upon presentation and payable within thirty (30) days. Any local, state or federal taxes applicable to any of the services provided by Contractor shall be added to the amount due.

Any remaining expense budget from Part 1 shall be carried over to the Part 2 work effort.

The effort defined herein shall be subject to mutual agreement to terms and conditions between the City of Corpus Christi and Gateway Planning Group, Inc.

We look forward to this opportunity to work with you.

Sincerely,

Scott Polikov, FAICP  
President  
Gateway Planning Group, Inc.

Kelsey Berry, CNU-A  
Principal  
Gateway Planning Group, Inc.



ATTACHMENT I

Summary of Fees

Task	Original Contract	Amd. No. 1	Total Contract
<b>PART 1</b>			
<i>Task A: Evaluation of Programmed and Recently Completed Street Projects</i>	\$15,150	\$0.00	\$15,150
<i>Task B: Assessment of Market Data</i>	\$13,500	\$0.00	\$13,500
<i>Task C: Stakeholder-Driven Vision of Opportunities and Constraints</i>	\$17,150	\$0.00	\$17,150
<b>PART 2 – ADDITIONAL SERVICES</b>			
<b>Task A: Evaluation of Street Projects + Plan</b>	\$0.00	<b>\$104,000</b>	\$104,000
<b>Task B: Market Supply and Demand Analysis</b>	\$0.00	<b>\$17,000</b>	\$17,000
<b>Task C: Public Meeting</b>	\$0.00	<b>\$9,500</b>	\$9,500
<b>Task D: Public Presentations + Adoption</b>	\$0.00	<b>\$27,500</b>	\$27,500
Reimbursable Expenses (includes travel, lodging, reprographics, facilities rental, supplies, etc.)	\$3,700	<b>\$17,500</b>	\$21,200
<b>TOTAL</b>	<b>\$49,500</b>	<b>\$175,500</b>	<b>\$225,000</b>



City of  
Corpus  
Christi

## CITY OF CORPUS CHRISTI DISCLOSURE OF INTEREST

City of Corpus Christi Ordinance 17112, as amended, requires all persons or firms seeking to do business with the City to provide the following information. Every question must be answered. If the question is not applicable, answer with "NA". See reverse side for Filing Requirements, Certifications and definitions.

**COMPANY NAME:** Gateway Planning Group, Inc.

**P. O. BOX:** \_\_\_\_\_

**STREET ADDRESS:** 3100 McKinnon Street, 7<sup>th</sup> Floor **CITY:** Dallas **ZIP:** 75201

**FIRM IS:** 1. Corporation ☐ 2. Partnership ☐ 3. Sole Owner ☐  
4. Association ☐ 5. Other ☐

### DISCLOSURE QUESTIONS

If additional space is necessary, please use the reverse side of this page or attach separate sheet.

1. State the names of each "employee" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Department (if known)	Job Title	and City
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

2. State the names of each "official" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Title
_____	_____
_____	_____
_____	_____

3. State the names of each "board member" of the City of Corpus Christi having an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Committee	Board, Commission or
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. State the names of each employee or officer of a "consultant" for the City of Corpus Christi who worked on any matter related to the subject of this contract and has an "ownership interest" constituting 3% or more of the ownership in the above named "firm."

Name	Consultant
_____	_____
_____	_____
_____	_____

### **FILING REQUIREMENTS**

If a person who requests official action on a matter knows that the requested action will confer an economic benefit on any City official or employee that is distinguishable from the effect that the action will have on members of the public in general or a substantial segment thereof, you shall disclose that fact in a signed writing to the City official, employee or body that has been requested to act in the matter, unless the interest of the City official or employee in the matter is apparent. The disclosure shall also be made in a signed writing filed with the City Secretary.  
[Ethics Ordinance Section 2-349 (d)]

### **CERTIFICATION**

I certify that all information provided is true and correct as of the date of this statement, that I have not knowingly withheld disclosure of any information requested; and that supplemental statements will be promptly submitted to the City of Corpus Christi, Texas as changes occur.

**Certifying Person:** Scott Polikov, FAICP **Title:** President  
(Type or Print)

**Signature of Certifying Person:**



**Date:** 06/26/2017

### **DEFINITIONS**

- a. "Board member." A member of any board, commission, or committee appointed by the City Council of the City of Corpus Christi, Texas.
- b. "Economic benefit". An action that is likely to affect an economic interest if it is likely to have an effect on that interest that is distinguishable from its effect on members of the public in general or a substantial segment thereof.
- c. "Employee." Any person employed by the City of Corpus Christi, Texas either on a full or part-time basis, but not as an independent contractor.
- d. "Firm." Any entity operated for economic gain, whether professional, industrial or commercial, and whether established to produce or deal with a product or service, including but not limited to, entities operated in the form of sole proprietorship, as self-employed person, partnership, corporation, joint stock company, joint venture, receivership or trust, and entities which for purposes of taxation are treated as non-profit organizations.
- e. "Official." The Mayor, members of the City Council, City Manager, Deputy City Manager, Assistant City Managers, Department and Division Heads, and Municipal Court Judges of the City of Corpus Christi, Texas.
- f. "Ownership Interest." Legal or equitable interest, whether actually or constructively held, in a firm, including when such interest is held through an agent, trust, estate, or holding entity. "Constructively held" refers to holdings or control established through voting trusts, proxies, or special terms of venture or partnership agreements."
- g. "Consultant." Any person or firm, such as engineers and architects, hired by the City of Corpus Christi for the purpose of professional consultation and recommendation.