



INFORMATION MEMORANDUM

TO: Mayor and City Council
FROM: Mayor's IH-35E Betterments Task Force
DATE: September 7, 2021
SUBJECT: Discussion and direction on enhancements and costs for enhancements for the Valley View Lane and Valwood Parkway at IH-35E intersections.

Background:

Phase two of the IH-35E widening is nearing the construction phase with construction commencing during 2022, as demolition of private property improvements within TxDOT right-of-way has already begun. TxDOT has conditionally awarded the design build contract and is expected to finalize the contract in September 2021. The construction phase is anticipated to occur over a four-year period (ending in 2026). As part of the phase two highway widening, the Valley View Lane and Valwood Parkway at IH-35E intersections will both be rebuilt providing an opportunity to enhance both intersections and create gateways into Farmers Branch.

On August 23, 2021 the Mayor's IH-35E betterments task force (task force) met to consider the actual costs for enhancements at the Valley View Lane and Valwood Parkway at IH-35E intersections as provided by TxDOT through their design build RFP process. Actual costs came in lower than originally estimated. On August 23, 2021 the task force recommended that City Council move forward with hardscape enhancements, lighting (including lighting standards) and pedestrian safety wall at the Valley View Lane at IH-35E intersection; and lighting (including lighting standards) and the pedestrian safety wall at the Valwood Parkway at IH-35E intersection. The total cost of these enhancements is approximately \$1.7M. The pedestrian safety wall at Valwood Parkway at IH-35E is an enhancement not originally endorsed by Council on July 14, 2020 when Council budgeted the \$2.5M toward enhancements. However, with actuals costs coming in below the original OPCCs the task force felt the addition of the safety wall was justified and would result in the Valley View Lane and Valwood Parkway at IH-35E intersections being developed to a more comparable level and also improve the safety of pedestrians and cyclist at the Valwood Parkway at IH-35E intersection.

The purpose of this agenda item is for City Council to review the recommendation made by the task force and to provide direction to staff. The direction provided will allow the advanced funding

agreement, including the final cost and scope of enhancements, to be finalized. For intersection enhancements to be implemented, City Council will need to approve TxDOT's advanced funding agreement (on September 21, 2021) and staff will subsequently transfer required funds to TxDOT following approval of the agreement. Currently, \$2.5M has been approved by City Council for intersection enhancements within the approved FY20-21 capital improvements budget.

Costs and Enhancements:

On July 14, 2020, City Council approved \$2.5M for enhancements primarily concentrated at the Valley View Lane at IH-35E intersection as it is the main gateway to the Farmers Branch Station Area/Downtown making it the focal point for the City. The Valwood Parkway at IH-35E intersection was identified as a lesser priority due to competing budgetary interests, thus the provision of conduit and lighting service was identified as an enhancement at this intersection to improve the pedestrian environment. Both intersections will benefit from a modified design which is intended to improve pedestrian and cyclist safety, and matching abutment wall graphics to improve aesthetics – both at no cost to the City.

On August 12, 2021, TxDOT provided the actual cost of enhancements to the City amounting to a total of \$2.34M which is lower than the \$2.5M approved by City Council and included additional items such as: lighting standards at both intersections; and additional enhancements at the Valwood Parkway at IH-35E intersection (hardscape elements and a pedestrian safety wall). Staff requested TxDOT provide costs for hardscape elements and the pedestrian safety wall at the Valwood Parkway intersection. The rationale for inclusion of these additional items being that TxDOT informed staff that once costing was completed by the design build contractor and delivered to the City, adding enhancements to the intersections may be difficult and at a higher cost than if they were included in the original RFP, whereas removing enhancements is less problematic. A high-level breakdown of the costs is provided below:

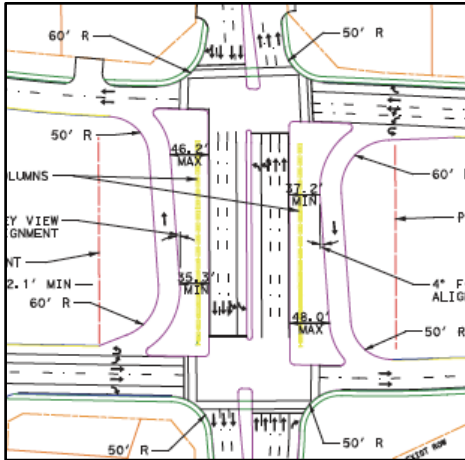
- Valley View Lane at IH-35E, total cost of enhancements is \$1.042M and includes:
 - Hardscape enhancements (Integral colored concrete with leaf stamped pattern, brick stamped colored concrete bands, brick stamped colored concrete enhanced crosswalks)
 - Pedestrian safety wall (adjacent to the U-turn lane)
 - Pedestrian lighting (conduit, service and lighting standards)
- Valwood Parkway at IH-35E, total cost of enhancements is \$987, 000 and includes:
 - Hardscape enhancements (Integral colored concrete with leaf stamped pattern, brick stamped colored concrete bands, brick stamped colored concrete enhanced crosswalks)
 - Pedestrian safety wall (adjacent to the U-turn lane)
 - Pedestrian lighting (conduit, service, and lighting standards)
- Professional Services, total cost is \$312, 000 and includes:
 - Design services
 - Professional services quality assurance
 - Independent quality (construction)

The table below shows a comparison of cost between the July 1, 2020 OPCC provided by TxDOT which was the basis of City Council's July 14, 2021 allocation of \$2.5M, and the actual costs

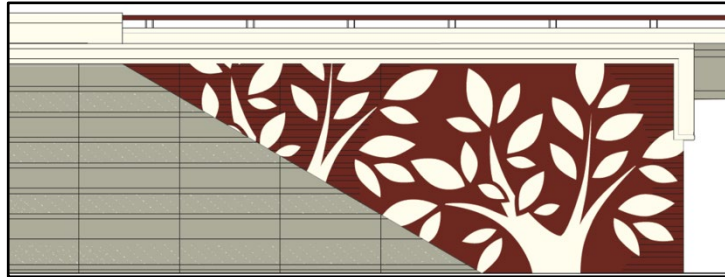
received from TxDOT's conditionally awarded design contractor:

ENHANCEMENT COSTS			
VALLEY VIEW LANE			
Enhancement	TxDOT OPCC	Actual Cost	Difference
Hardscape Enhancements	\$1,177,570	\$717,303	\$460,267
Pedestrian Safety Wall	\$257,450	\$108,920	\$148,530
Pedestrian Lighting**	\$54,100	\$215,939	(\$161,839)
Valley View subtotal	\$1,489,120	\$1,042,162	\$446,958
VALWOOD PARKWAY			
Enhancement	TxDOT OPCC	Actual Cost	Difference
Hardscape Enhancements	N/A	\$642,239	(\$642,239)
Pedestrian Safety Wall	N/A	\$111,076	(\$111,076)
Pedestrian Lighting**	\$54,580	\$233,879	(\$179,299)
Valwood Parkway subtotal	\$54,580	\$987,194	(\$932,614)
PROFESSIONAL SERVICES			
Service	TxDOT OPCC	Actual Cost	Difference
Professional Services	\$771,850	\$311,575	\$460,275
TOTAL COST	\$2,315,550	\$2,340,931	(\$25,381)
<i>Notes: Blue highlight, and N/A indicates enhancements that were not endorsed by Council at the July 14, 2020 Council meeting</i>			
Pedestrian Lighting** TxDOT OPCC includes only conduit and service for lighting. RFP also includes the cost of the lighting standards.			

It should be noted that the TxDOT design build RFP included the abutment wall graphic and modified intersection design at both the Valley View Lane and Valwood Parkway at IH-35E intersections. Both of these items will be constructed at both intersections and at no cost to the City. The modified intersection design will enhance pedestrian and cyclist safety, and the abutment wall graphic will improve aesthetics and provide City branding and gateway identification at both intersections. The improvements will also ensure that both Valley View Lane and Valwood Parkway at IH-35E intersections are complimentary in their design.



Modified intersection design at Valley View Lane and IH-35E.



Abutment wall graphic to be installed at Valley View Lane and Valwood Parkway and IH-35E intersections.

At the task force's August 23, 2021 meeting the task force considered the following in formulating the recommendation before City Council today:

1. Does the task force want to move forward with the original direction provided by Council to have the Valley View Lane at IH-35E intersection be the focus of enhancements and develop Valwood parkway with lesser but complimentary enhancements at an approximate total cost of \$1.59M. This would leave an approximate savings of \$900,000 (from the \$2.5M budgeted) which could be put towards phase 2 enhancements at Valley View Lane (which include bridge bent wraps and additional lighting, and landscaping improvements); or
2. Does the task force support a more comparable level of improvements at the Valwood Parkway at IH-35E intersection, and recommend the inclusion of the pedestrian safety wall and/or hardscape enhancements at Valwood Parkway given that costs came in under the \$2.5M originally budgeted. If both additional enhancements are pursued for Valwood Parkway, then the total cost for both the Valwood Parkway and Valley View Lane intersections would be \$2,340,931, which is \$25,000 more than the July 1, 2020 TxDOT OPCC originally estimated, but does include hardscape enhancements and a pedestrian safety wall at Valwood Parkway, and decorative lighting standards at both the Valwood Parkway and Valley View Lane intersections.

On August 23, 2021 the task force considered the actual costs and enhancements for Valley View Lane and Valwood Parkway at IH-35E, the task force recommended that City Council move forward with hardscape enhancements, lighting (including lighting standards) and pedestrian safety wall at the Valley View Lane at IH-35E intersection; and lighting (including lighting standards) and the pedestrian safety wall at the Valwood Parkway and IH-35E intersection. The total cost of these enhancements is approximately \$1.7M.

The task force viewed the addition of the pedestrian safety wall at the Valwood Parkway at IH-35E intersection as a means to increase the level of enhancement and safety for pedestrians and cyclists at the Valwood Parkway at IH-35E intersection and still realize a savings of approximately \$800,000 when compared to the \$2.5M originally budgeted on July 14, 2020.

Next Steps:

Once direction on enhancements and cost of enhancements is received from City Council the advanced funding agreement will be finalized with TxDOT and brought forward to City Council for formal consideration on September 21, 2021. If approval of the advanced funding agreement is granted by City Council, then funds for the enhancements will be transferred to TxDOT within 30 days.

Recommendation:

On August 23, 2021 the task force recommended that City Council move forward with hardscape enhancements, lighting (including lighting standards) and pedestrian safety wall at the Valley View Lane and IH-35E intersection; and lighting and the pedestrian safety wall at the Valwood Parkway and IH-35E intersection. The total cost of these enhancements is approximately \$1.7M.

Possible Council Action:

1. Motion to direct staff to finalize the advanced funding agreement for enhancements at Valley View Lane and Valwood Parkway at IH-35E intersections as recommended by the task force, totaling approximately \$1.7M.
2. Motion to provide alternate direction to staff.
3. Motion to continue discussion at the next meeting.