



# City of Pflugerville

## Legislation Details (With Text)

**File #:** 2022-0138    **Version:** 1    **Name:**

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**File created:** 2/8/2022    **In control:** Pflugerville Community Development Corporation (PCDC)

**On agenda:** 2/8/2022    **Final action:** 2/8/2022

**Title:** Approving a PCDC contract for engineering and design services in the One Thirty Business Park with DCS Engineering, in an amount not to exceed \$169,500, for the purposes of extending Impact Way in the One Thirty Business Park to include Phase III-A and Phase III-B and providing administrative services for a specific use permit related to light industrial use for PCDC's 24-acre tract, and authorize the PCDC Executive Director to execute the same.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DCS agreement with PCDC 2022.01.19, 2. Updated\_2022.02.08 - PCDC Impact Way Extension Phase III A & B CA CM Presentation (2)

Date	Ver.	Action By	Action	Result
2/8/2022	1	City Council	Approved	Pass

Approving a PCDC contract for engineering and design services in the One Thirty Business Park with DCS Engineering, in an amount not to exceed \$169,500, for the purposes of extending Impact Way in the One Thirty Business Park to include Phase III-A and Phase III-B and providing administrative services for a specific use permit related to light industrial use for PCDC's 24-acre tract, and authorize the PCDC Executive Director to execute the same.

On January 19, 2022, the PCDC Board of Directors unanimously voted to approve an engineering and design services contract between the PCDC and DCS Engineering for continuation of the build out of Impact Way in the SH-130 Commerce Center located at the southwestern corner of E. Pecan St. and SH-130. The board is forwarding the Contract to the City Council for review and consideration. The Commerce Center has been constructed in multiple phases; a summary of each phase is described below:

1. Phase I: Phase I of the SH-130 Commerce Center began design in 2011 and constructed Helios Way as well as the intersection of Impact Way and E. Pecan St. The construction for this project was completed in 2013.
2. Phase II: The Phase II project-built Impact Way from the Intersection at E. Pecan St. to the south, stopping just north of the regional detention pond. The project began design in 2013 and construction was completed in 2014.
3. Phase III: The Phase III-A project began design in June 2017 and consists of a 560 ft long extension of Impact Way to the South. In May 2018, The PCDC and City of Pflugerville signed a Memorandum of Understanding stating that the plat would be recorded prior to construction of the public improvements. This project was reviewed by the City and administratively approved prior to being placed on hold in August 2018 for financial considerations. In December 2020, the project

resumed the process of obtaining final City approval. As of November 2021, the construction plans for Phase III-A have been approved by the City.

4. Phase III-B: In July 2021, design began for the Phase III-B extension of Impact way in order to extend the road to the SH-130 Commerce Center property line. This project is currently under review by the City and is expected to receive City approval within the next review cycle. Phase III-A and Phase III-B are planned to be constructed as a single project.

**Status:** Approved by the PCDC Board and forwarded for review to City Council.

**Prior City Council Action:** City Council approved the FY22 PCDC Budget to include this Impact Way extension project, however City Council approval is required for all contracts over \$50,000.

**Deadline for City Council Action:** February 8, 2022.

**Fiscal Impact:** PCDC has budgeted \$2.1MM for the extension of Impact Way. Bids will be received, reviewed, and considered by PCDC Board and forwarded to City Council for approval. Amendments to the current FY22 budget of \$2.1MM would be considered following bid results.

**Supporting documents attached:**  
DCS Agreement

**Recommended Action**

Authorize the PCDC Executive Director to approve a contract for engineering and design services in the One Thirty Business Park with DCS Engineering.