



TO: Mayor and Members of the Town Council

FROM: Rich Olson, Town Administrator

REF: Town Administrator's Weekly FYI – February 25, 2022

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1. On the fourth Tuesday of each month, town staff meets with representatives of Hillwood to discuss the status of the Harvest development. This week, Hillwood reported that they have 412 lots under construction, which is in the Harvest Phase 16 pod. To date, they have 623 lots developed. The total number of homes permitted is 359 while 243 of those homes are occupied. In the month of January, six homes have been sold. Four phases are going through the design and platting process. That includes: Harvest Townside Phase 3, Harvest Townhouses Phase 2, Townside Phase 1 amended plat and the Harvest Town Center preliminary plat. Within Harvest Phase 12, the first 15 homes are under construction with an additional 18 homes in the permitting process. The average sale price over the last 12 months is \$387,000 while the townhomes and patio homes have been selling for \$318,00 and \$447,000 respectively. It is anticipated that the Argyle side of the Harvest development will be sold out by 2027.
2. The town has received correspondence from TXDOT that they will be removing all the trees at the northeast corner of US 377 and FM 407. This has been anticipated for a while. It is still unknown when the trees will be removed, but it should occur shortly since the TXDOT demolition contractor is in the process of clearing the right of way. The new paving and grading limits require their removal. In addition, this intersection will be raised 7 feet to insure an at-grade railroad crossing. TXDOT plans on staging the contractor equipment in this area. Staff has requested a meeting with TXDOT in an effort to save at least a few trees.
3. Due to the harsh weather that occurred this week, staff postponed the bid opening for the Stonecrest Road rehabilitation project until 2 p.m. on March 1, 2022. Staff believes we should have between four and six contractors who will bid on the project. Staff had concerns that a number of bidders would not be able to submit their bids because of the weather. After conferring with our design engineer, Freese and Nichols, we requested the postponement. Our partner in this project, Denton County, was also notified and agreed with the postponement.
4. I have approved the final change order for the 2021 Street Reconstruction Project. The 2021 Street Reconstruction Program included Harpole Road, South Gibbons Road and Charyl Lynn Drive. Town Council awarded the project to Jagoe Public Company during their June 7, 2021, meeting. The original contract amount for the project was \$1,100,072.50. The town did not have to use any of the \$55,000 in the construction contingency allowance. In addition, there was an under run on a number of contract items. The final change order was for \$83,119.00. The final adjusted cost of the 2021 Street Reconstruction Project was \$1,016,953.50. Since the town was under budget, the leftover amount will be used for the 2022 Street Reconstruction Project. I would like to

thank Jagoe for finishing the job on time and under budget. Jagoe had an excellent project Superintendent, Mario Ruiz and the town's project Inspector, Alex Romero made sure the quality of work was to specifications.

5. The town has received the final change order for the Crawford Road Project. The original contract for Crawford Road was for \$2,645,372.86. Included in that contract was a Construction Contingency Allowance (CCA) of \$155,000. On this project, all the over-runs and under-runs on contract quantities were balanced through CCA. The net change to the original contract amount is \$20,655.33, which makes the adjusted total contract amount of \$2,666,028.19. This project was completed in the 310 days allotted for in the contract. I would like to thank Jagoe and their project Superintendent Mario Ruiz for working with the public on this project.