



**BRAZOS COUNTY
ROAD AND BRIDGE DEPARTMENT
*R. Alan Munger, PE, CFM, County Engineer***

Memorandum

Date: July 20, 2016

To: Members of Brazos County Commissioners Court; Bill Ballard; Kendra Suh

From: R. Alan Munger, P.E.

RE: Need for New Roadway

Due to population growth, many Brazos County roadways are experiencing more traffic than ever before. The Road & Bridge Department continues to react to and tackle these issues as best and as quick as possible. However, there is no more alarming example of growth's effect on an "old country road" than Arrington Road.

In 2003, Arrington Road served Nantucket Subdivision, Windham Ranch and Ross Margraves owned properties. William D. Fitch Parkway and Tower Point Developments were not in place.

Today, Arrington Road carries in excess of 3500 vehicles per day within a ROW less than 50 feet wide in many places. The pavement is "tired" and narrow. The roadway needs to be widened to serve the growing traffic concerns. The ROW needed to widen the roadway is located within City of College Station. The amount of ROW needed for a 30' additional width is approximately 5.37 acres of premium South County property with estimated cost of \$270,000 to acquire plus cost to relocate utilities and replace fence (which could easily escalate costs). Estimated costs for improvements to Arrington break down as follows:

ROW.....	\$270,000
Utility Adjustments/Fencing.....	\$150,000
Roadway Construction (7800 LF of 3 Lane Roadway).....	\$1,547,000
Total (Estimated).....	\$1,967,000

This project was not included in FY 2017 Capital Budget due to its expense.

We can very likely reduce traffic volumes on Arrington down to 1000-1200 vehicles per day and greatly ease current pressures in Nantucket Subdivision and South Oaks Drive (whom the Commissioners Court has met with previously) if we move forward with development of Mesa Verde Drive. Mesa Verde will provide quicker access to SH 6 for county residents. It will access the existing overpass to Texas World Speedway directly. It will benefit county residents in many ways.

If the Commissioners Court chooses to accept the land donation for Mesa Verde Drive and proceed with development of plans for construction of Mesa Verde Drive, costs could be anticipated as follows:

ROW.....	\$0
Utility Adjustments/Fencing.....	\$0
Roadway Design (incl Geotech, Topo Survey, Construction Documents)	
.....	\$110,000
Roadway Construction (Contractor)(anticipate Frntg Rd Aux Turn LN)	
(2800 LF of 2 Lane Roadway transition to 4 lane at Frntg Road)(with 10% Contingency)	
.....	\$1,050,000
Total (Estimated).....	\$1,160,000

This alternative is \$800,000 less expensive and it was included in departmental FY 17 Capital Roads Budget Plan. Secondly, it provides Brazos County greater ability to negotiate with City of CS concerning future improvements to Arrington Road, as well as providing a great benefit to County residents by improving safety and commute times to Bryan and College Station.

There are no existing residential driveways on Mesa Verde Drive from State Highway 6 to Indian Lakes Drive. Mesa Verde Drive has been included on Thoroughfare Plans for many years.

Please let me know if you have any questions or concerns.

Best regards,

Alan