

BOARD ACTION ITEM

ITEM NUMBER

BA2026-30

MEETING DATE

January 20, 2026

ITEM TITLE

Transit-Oriented Development (TOD) Planning

BACKGROUND

Trinity Metro was awarded a grant under the Federal Transit Administration's Pilot Program for Transit-Oriented Development (TOD) Planning, aimed at supporting integrated land use and transit planning to improve ridership, economic vitality, and multimodal access. The original grant application focus was limited to the five TEXRail stations within Fort Worth city limits, however, with interest in TOD growing in suburban areas and proving successful around the country with modes other than rail, Trinity Metro will add local funds to study an additional five stations.

Trinity Metro is seeking consultant support to complete the original TOD Plan scope for five TEXRail stations originally submitted for the federal grant plus additional limited analysis of the TEXRail stations in North Richland Hills, DFW North, the bus facilities at Sierra Vista Transfer Center and the South Park-n-Ride. The scope involves seven tasks by station in the attached table.

As part of Task 7, the consultant will also prepare a technical memorandum on recommendations for inclusion in a Transit-Oriented Development Policy for adoption by the Board of Directors.

In accordance with Trinity Metro's Procurement Policy, a Request for Proposals (RFP 26-T009) for a Transit-Oriented Development Study was issued and advertised on November 11, 2025. Four firms responded to RFP 26-T009 and complied with the requirements. A Trinity Metro evaluation committee reviewed and evaluated the proposals. Dunaway was deemed responsive and responsible and were selected as the highest-ranking firm for entering into negotiations and contract award.

See Attached Table

PROCUREMENT

Trinity Metro's Procurement Department has followed procurement policy with the Request for Proposal and is in compliance with all applicable Federal, State and Trinity Metro procurement requirements.

FINANCING

Funds are available in Trinity Metro's FY2026 Operating Budget. Funds for future contract years will be considered in the respective proposed budgets.

RECOMMENDATION

The Trinity Metro Board of Directors authorizes the President & Chief Executive Officer to enter into a two-year contract with Dunaway for transit-oriented development services in the amount of \$610,000 with a 15% contingency of \$91,500 for a total amount not to exceed \$701,500.

STAFF DISPOSITION

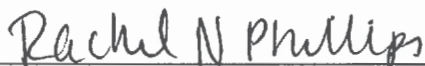
EXECUTIVE LEAD *

Anette Landeros

DATE

12/31/25

DISPOSITION OF BOARD OF DIRECTORS



SECRETARY APPROVAL