

CITY COUNCIL AGENDA ITEM NO. 5

Meeting Date: January 11, 2022

Subject/Title: A Resolution approving and authorizing the City Manager or designee to execute an Agreement for Design and Environmental Services with BKF Engineers in the amount of \$605,000, plus a 10% contingency of \$60,500, for a total not-to-exceed amount of \$665,500, for Sand Creek Road Extension, CIP Project No. 336-31700.

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Submitted by: Miki Tsubota, Director of Public Works/City Engineer

PURPOSE AND RECOMMENDATION

This action allows staff to work with a design and environmental services consultant on the Sand Creek Road Extension, CIP Project No. 336-31700 ("Project"), which includes the extension of Sand Creek Road from the State Route 4 off ramp to Heidorn Ranch Road. The westerly extension of Sand Creek Road, which is necessary for the successful development of the Innovation Center @ Brentwood (formerly PA-1), will ultimately provide improved access to regional medical and emergency services, and is specifically identified in the City's General Plan to improve the City's road network to facilitate the efficient movement of people and goods. This infrastructure is required to support future development, and construction of this extension would make the area more attractive to potential developers for their commercial/retail projects. Not moving forward with this action could potentially impact the types of revenue-generating development and how quickly this area develops.

It is recommended that the City Council adopt a Resolution approving and authorizing the City Manager or designee to execute an Agreement for Design and Environmental Services with BKF Engineers in the amount of \$605,000, plus a 10% contingency of \$60,500, for a total not-to-exceed amount of \$665,500, for the Sand Creek Road Extension, CIP Project No. 336-31700.

CITY COUNCIL STRATEGIC INITIATIVE

Focus Area 1: Infrastructure, Goal 1 - Transportation: Proactively engage and collaborate with regional transportation agencies and stakeholders to facilitate the safe and efficient movement of people and goods by supporting efforts to improve local roadways such as Sand Creek Road, Brentwood Boulevard, and Lone Tree Way.

PREVIOUS ACTION

On May 25, 2021, by Resolution No. 2021-59, the City Council adopted the City's 2021/22 – 2025/26 Capital Improvement Program ("CIP"), which included the Project.

On November 9, 2021, by Resolution No. 2021-142, the City Council adopted a Resolution approving amending the Capital Improvement Program Budget for Sand Creek Road Extension, CIP Project No. 336-31700 to include funding and expenditure budget in fiscal year 2021/22 and amending the 2021/22 Operating Budget to allow for the associated funding transfers.

BACKGROUND

With heightened interest in preparing this area for commercial development, staff recently requested a change to the timing and funding sources of the Sand Creek Road Extension, CIP Project No. 336-31700, ("Project") so the design and environmental services can be started immediately. Extension of this roadway will bring in added interest to the development community and enhance the quality of the area.

This Project would help facilitate the development of the Innovation Center @ Brentwood (formerly PA-1) by making a direct connection to State Route 4 through Heidorn Ranch Road. Improvements include constructing two lanes of roadway, median, streetlights, utilities, bridge across Sand Creek, and related work linking State Route 4 to Heidorn Ranch Road. Without this Project, any development in the Innovation Center @ Brentwood would be less attractive or infeasible, as it would add traffic to the Lone Tree Way corridor.

Staff worked with the affected property owner to acquire the needed right-of-way for this roadway. The property owner, WCHB Development, LLC, has executed an agreement to transfer the ultimate 140'-wide right-of-way to the City in exchange for future roadway development fee credits for the portion of the roadway that is beyond the developer's responsibility. The City Council approved the right-of-way agreement on December 14, 2021.

Staff prepared the necessary Request for Proposals ("RFP") for Design and Environmental Services and advertised it in the local newspaper. The document was available for approximately four weeks and staff received two proposals.

Public Works Department staff evaluated the proposals and BKF Engineers was selected as the most qualified firm to provide design and environmental services for the Project. Staff has negotiated a scope of services and cost proposal with BKF Engineers to provide design and environmental services consistent with the Project requirements.

Staff recommends approval of the Agreement for Design and Environmental Services with BKF Engineers for this Project.

FISCAL IMPACT

The not-to-exceed amount for design and environmental services is \$665,500, which includes a 10% contingency. The funds for this Project and the work per the attached Agreement for Design and Environmental Services are included in the adopted 2021/22 – 2025/26 Capital Improvement Program. This Project is funded by Roadway Development Impact Fees.

Upon construction of the improvements, the City will incur annual costs in an amount estimated at \$10,000, associated with necessary maintenance of the public improvements, which will be included in future General Fund Operating Budgets.

Attachments:

Resolution

Agreement for Design and Environmental Services

CIP Budget Sheet

Site Map