



City of Woodland

REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: November 3, 2009

SUBJECT: Sole Source Selection of Consultant for Spring Lake Infrastructure

Report in Brief

The City is pursuing the design of various sections of Spring Lake infrastructure to prepare projects for bid to take advantage of the current low cost construction environment, incentivize Spring Lake development, and improve traffic circulation. Cunningham Engineering Corporation (CEC) has already completed the engineering design or performed significant design work for the Spring Lake infrastructure that is under consideration. However, prior to going out to bid for construction, City staff will need to work with CEC to make plan modifications. If the City were to select a different consultant for the infrastructure design, these projects would be delayed and additional design costs would be incurred.

Staff recommends that the City Council approve the sole source selection of Cunningham Engineering to provide engineering design services for Spring Lake infrastructure projects on Pioneer Avenue/ Parkland Avenue and County Road 25A; and to authorize \$225,000 in FY10 funding for design of project 09-24: Pioneer Avenue – from Gibson Road to Slaven Drive, project 09-27: Pioneer/Parkland Avenue – from Farmer's Central to Heritage Parkway, and project 09-25: CR 25A between CR 101 and SR 113 as described herein.

Background

During the 2006-2007 timeframe, members of the Spring Lake development community hired CEC to design various sections of Spring Lake backbone infrastructure, including road, sewer, storm and water infrastructure. At that time, the plan was for the developers to enter into acquisition agreements with the City where the City would acquire the improvements after the developer builds the infrastructure. However, due to current economic conditions, the development community is having a difficult time constructing improvements. Because of these factors, the City is planning to oversee the design for these projects and bid the construction phase as a City capital project using the Spring Lake Infrastructure Fees (SLIF) that has already been collected or is anticipated to be collected. The City is looking at constructing selected portions of Pioneer Avenue, Parkland Avenue and County Road 25A using plans that have been prepared by CEC.

Discussion

Significant portions of the Spring Lake infrastructure design has been completed by Cunningham Engineering. The infrastructure design is complex and considerable rework of the design would be required if a consultant other than Cunningham Engineering were hired by the City to modify the plans for construction. The City is intending to get the infrastructure plans modified to be ready for construction in order to take advantage of the favorable bidding climate.

Normally, the City would perform a qualifications based selection (QBS) process to select a consultant. However, given the significant amount of design work that has been completed, staff is recommending a sole source consultant selection. The Capital Budget Procedures allow this deviation from the QBS process with the approval of the City Council.

The recommended action recognizes the current favorable construction environment by moving forward the design work forward so that the projects can be ready for construction sooner. Bids for public construction projects have been as low as 70% of the engineer’s estimates. Staff has approximately \$3.6 million available within the SLIF that has been previously collected from developers and anticipates additional funds based on negotiations currently in progress. These funds are maintained in separate accounts within the City’s financial system and can only be used for Spring Lake capital projects.

In addition, the completion of portions of the streets described herein should stimulate residential development and improve circulation for Spring Lake residents. As the Council is aware, the fiscal sustainability of the Spring Lake Specific Plan is associated with the timely completion of residential units. Reasonable actions that the City can take to facilitate construction in Spring Lake should be implemented to accomplish this objective. Construction estimates and project timing will be brought back to Council during the mid-year modifications to the City’s 10-year CIP.

Fiscal Impact

The requested design work is planned to be incorporated into three capital projects:

Project #	Project Name	Design Cost	Funding Availability
09-24	Pioneer Avenue: Gibson Road to Slaven Drive (Collector 4)	\$55,000	SLIF
09-25	CR 25A between CR 101 and SR 113	\$75,000	Under Negotiation
09-27	Pioneer/Parkland: Farmer’s Central to Heritage Parkway	\$95,000	SLIF/Under Negotiation

The total cost to engage CEC to design all three projects is estimated at \$225,000. The design cost is not currently programmed in the Capital Budget in FY10 so the Capital Budget needs to be modified. The design funding for projects 09-24 and 09-27 has been secured. The design for project

09-25 will not begin until full design funding has been secured. However, as noted above, staff is currently in negotiations with a Spring Lake developer and anticipates the timely and favorable completion of the negotiations in a manner that will enable to the design for project 09-25 to move forward at approximately the same time. Completion of the design work will enable staff to develop accurate estimates for the actual construction. Based on these estimates, staff will further evaluate the feasibility of proceeding to bid advertisement and construction.

All funds for the Spring Lake infrastructure are generated from fees collected from the Spring Lake developers and maintained in separate accounts from the City's other capital funds. There is no impact to the General Fund or other City funds. Construction funding and possible changes to project timing will be addressed with the mid-year Capital Budget adjustments planned for Council consideration in the December/January time frame.

Public Contact

Posting of the City Council agenda.

Alternative Courses of Action

1. Approve the sole source contract with Cunningham Engineering Corporation to provide engineering design services for Spring Lake infrastructure projects on Pioneer Ave/ Parkland Avenue and County Road 25A; and to authorize \$225,000 in FY10 funding for design of project 09-24: Pioneer Avenue – from Gibson Road to Slaven Drive, project 09-27: Pioneer/Parkland Avenue – from Farmer's Central to Heritage Parkway, and project 09-25: CR 25A between CR 101 and SR 113 as described herein.
2. Provide alternate direction to staff.

Recommendation for Action

Staff recommends that the City Council approve Alternative No. 1.

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