



## Agenda Memorandum

Agenda Item 10.D.

City Council Meeting  
January 23, 2023



### **Strategic Priority 5: Robust Infrastructure**

Provide safe and equitable access to core services and amenities by safeguarding, maintaining and improving the city's water, wastewater, stormwater, mobility and roadway systems.

**Subject:** Construction Contract Award for the Benton Street Roadway and Utility Construction Project, Phase 1

**Prepared By:** Seth R. Plas, Capital Projects Administrator

### **Recommended City Council Action:**

1. Authorize the reallocation of funds in the amount of \$1,532,000 from the WURP Roadway/Alley account to the WURP Benton Street Phase 1 and 2 account.
2. Award the construction contract and authorize the City Manager to execute a contract with Alpine Civil Construction Inc. in the amount of \$1,775,755 plus a contingency in the amount of \$180,000 for a total not to exceed amount of \$1,955,755 for the Benton Street Roadway and Utility Construction Project, Phase 1.

### **Summary Statement:**

- The Downtown Specific Plan identified the street networks to be built in Downtown Westminster, including Benton Street, West 89th Avenue, Park Place, and West 90th Avenue.
- This proposed contract will authorize the construction of all underground utilities for these street networks including water, sanitary sewer, storm sewer, and fiber optic conduit.
- The Invitation For Bids (IFB) package for this project was advertised on BidNet beginning on December 5, 2022 and continued for over five weeks. The IFB closed on January 12, 2023. The low bid was \$1,775,755 submitted by Alpine Civil Construction Inc. (Alpine).

- Staff finds the bid costs to be reasonable and recommends the award of the construction contract to Alpine as the lowest responsible bidder.
- The WURP Roadway/Alley account will contribute \$1,532,000 to the project, pending City Council approval, because the utilities are a part of the Downtown Westminster street network and will serve future developments.
- The Benton Street Roadway and Utility Construction Project, Phase 1 (Benton Utility Project) is expected to be completed in spring 2024. This utility work will be followed by the construction of the roadways, which will be bid in the spring of 2024 with construction beginning in the summer of 2024 pending Council approval of that contract.
- The remaining necessary funds are budgeted and available for this project.

### **Fiscal Impact:**

\$1,955,755

### **Source of Funds:**

General Capital Improvement Fund: WURP Roadway/Alley

General Capital Improvement Fund: WURP Benton St Phs 1 & 2

### **Policy Issue(s):**

1. Should City Council authorize the reallocation of \$1,532,000 from the WURP Roadway/Alley account for the Benton Utility Project?
2. Should City Council execute a contract with Alpine for the Benton Utility Project?

### **Alternative(s):**

1. City Council could choose not to approve the budget reallocation. Staff does not recommend this alternative because the Benton Utility Project meets the intent of the WURP Roadway/Alley account description as it is intended to fund the remaining roads, alleys, and streetlights for Downtown Westminster. Without the reallocation, the project will not have enough funds to complete the final street networks in Downtown Westminster.
2. City Council could choose not to approve the contract. Staff does not recommend this alternative because the IFB adhered to the City's Purchasing Procedures for construction bids. Alpine submitted the lowest responsible bid. Staff finds the bid costs reasonable, and if City Council approves the reallocation of funds mentioned above, there is adequate available budget for this contract.

### **Background Information:**

The Downtown Specific Plan identified the street networks to be built in Downtown Westminster. The remaining streets to be built are located east of Eaton Street and include Benton Street, West 89th Avenue, Park Place, Central Avenue, and West 90th Avenue. The Benton Utility Project is the first

phase of construction to complete the remaining street networks with the exception of Central Avenue. Staff recommends postponing construction of Central Avenue until the adjacent development footprints are known.


The IFB package for this project was advertised on BidNet beginning on December 5, 2022 and lasting for over five weeks. The IFB closed on January 12, 2023. Alpine submitted the lowest responsive and responsible bid. The bid results can be found in Attachment 2. The proposed contingency of \$180,000 is approximately 10 percent of the proposed contract amount. This percentage contingency is adequate for a project of this complexity based on experience with past projects with a similar scope.

Staff is requesting the reallocation of \$1,532,000 from the WURP Roadway/Alley account to be used for the construction of the Benton Utility Project. Staff is recommending that these funds be reallocated to the WURP Benton Street Phases 1 and 2 account.

The scope of the Benton Utility Project includes the construction of all underground utilities including water, sanitary sewer, storm sewer, fiber optic conduit, and electric for streetlights. These improvements will be installed in Benton Street, West 89th Avenue, Park Place, and West 90th Avenue, as detailed in the project vicinity map, see Attachment 1. The Benton Utility Project will serve future developments and City parks in Downtown Westminister. The Benton Utility Project is expected to start construction in fall 2023 and be completed in spring 2024. Following the utility project will be the construction of the roadway proper to start in spring of 2024 and be completed in spring of 2025.

The City's Strategic Plan priority of Robust Infrastructure is met by the construction of a majority of the remaining street networks in Downtown Westminister; thereby preparing the adjacent blocks for future development.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Mark A. Freitag". The signature is written in a cursive, flowing style.

Mark A. Freitag  
City Manager

**Attachments:**

Contract Substitution Page

Attachment 1: Project Vicinity Map

Attachment 2: Bid Results