

**CITY OF PEORIA, ARIZONA
COUNCIL COMMUNICATIONS**

CC: 9C
Amend No. _____

Date prepared: November 22, 2008

Council Meeting Date: January 20, 2008

TO: Carl Swenson, City Manager

THROUGH: Susan Daluddung, Deputy City Manager *SD*

FROM: Andrew Granger, P. E., City Engineer *AG*

THROUGH: Dan Nissen, P. E., Assistant City Engineer *DN*

PREPARED BY: Ben Wilson, P. E., Civil Engineer *BW*

SUBJECT: Award the Lake Pleasant Parkway Design Concept Report Update from Westwing Parkway to State Route 74 to PB Americas, in the Guaranteed Maximum Price amount of \$1,346,003 (Engineering Project No. P-0908, Solicitation No. P08-0113)

RECOMMENDATION:

Discussion and possible action to award a design contract to PB Americas in the Guaranteed Maximum Price (GMP) amount of \$1,346,003 for the Lake Pleasant Parkway Design Concept Report (DCR) Update from Westwing Parkway to State Route 74 (SR 74).

SUMMARY:

In 2001, the City finalized the original Lake Pleasant Parkway (LPP) DCR for LPP between Williams Road and SR 74 (8.3 miles). The original DCR identified an interim solution that included a 2-lane 36-foot wide rural roadway with unpaved shoulders and an ultimate 6-lane arterial roadway. At the time, the projected growth for the area was moderate and the State Route 303 Loop (SR 303L) planned alignment was along Happy Valley Road. Upon completion of the DCR, the City decided to delay the construction of the interim roadway based primarily on right-of-way concerns.

Since 2001, the City has experienced unprecedented growth for the area. In 2006, developers along LPP between Williams Road and Westwing Parkway helped build a 4-lane roadway which was required based on new traffic projections for the area. This development activity has helped reduce the limits of the LPP project.

CITY CLERK USE ONLY:

- Consent Agenda
- Carry Over to Date: _____
- Approved
- Unfinished Business (Date heard previous: _____)
- New Business
- Public Hearing: No Action Taken

ORD. # _____ RES. # _____
LCON# 00609 LIC. # _____
Action Date: _____

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The City has also reprogrammed LPP between Westwing Parkway and SR 74 to be built to the same 4-lane interim configuration. In addition, there have been multiple issues that have arisen since 2001 that have changed the project significantly that requires an update to the existing DCR as described below:

1. Final alignment and interchange locations for SR 303L have changed the scope of the DCR. The 2001 DCR was written prior to the final alignment and interchange determination by the Arizona Department of Transportation for SR 303L. The new east-west alignment of SR 303L is along Lone Mountain Road, further north than originally planned. This new freeway will provide a major transportation corridor to the area that will promote development activity. It will also provide a phase line for the LPP project. The City plans to construct the south segment of the LPP between Westwing Parkway and SR 303L within the current 5-year *Capital Improvement Program*. Therefore, the updated DCR will provide preliminary design for the recommended alignment of the south segment.
2. New right-of-way alignments will also be evaluated as part of this DCR. The 2001 DCR made assumptions that Maricopa County had ownership of the roadway corridor and right-of-way for the existing LPP roadway. Since the 2001 DCR was completed, it has been determined that the existing roadway is on land owned by the Arizona State Land Department (ASLD), which will require the City to purchase the right-of-way along the entire alignment. In light of this information, the decision to look at three different alignments was made. This would allow the City to investigate and optimize the amount of developable land along the corridor as well as potentially improve the safety of the horizontal alignment. The DCR update will include right-of-way strip maps with legal descriptions of the parcels to be acquired. This will also provide valuable information when new development projects along this corridor are planned.
3. In order for the City to *acquire the appropriate land from ASLD*, a report on the environmental impacts is required by the State; additionally the City will have all environmental clearances prepared to Federal standards in the event that Federal funds become available to fund this project.
4. The DCR update is also needed to look at the updates to the City's wastewater and water master plan. With the focus on meeting development needs along LPP up to SR 303L, a more detailed investigation into how the City can deliver utilities to this area, which are vital to development, is needed.
5. Since the 2001 DCR, the Central Arizona Project (CAP) Canal has new requirements for crossing their facilities. One new requirement is an elevated roadway over the CAP facility with CAP access roads and a trail under LPP. This will require investigation of crossing type, and significant coordination with CAP and internal departments within the City to determine the best alignment for CAP requirements, traffic safety and future development access.

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6. The DCR update will also include a study of various alternatives to improve the safety for the intersection of SR 74 with LPP and New River Road. Currently LPP and New River Road intersections with SR 74 are off-set several hundred feet. The City would like to look at other options in addition to a signal, such as re-alignment of New River Road to make it a four-way intersection to improve the safety in this area.

The project was advertised under the best value system (Performance-based Information Procurement System - PIPS) by Materials Management and PB Americas was selected as the most qualified and experienced consulting firm to do this project over 14 other consultants who submitted proposals.

The LPP DCR update will provide a preliminary design (30% complete) that includes removal of the existing roadway; interim roadway improvements (2:M:2 plus bike lanes) (EN00241); the ultimate improvements (3:M:3 plus bike lanes); a 36-inch water line (UT00148); a 21-inch sewer line (UT00151); preliminary selection of a six-lane bridge over the CAP canal; proposed safety improvements to the existing intersections of SR 74 with LPP and New River Road; and preparation of legal descriptions and exhibits for right-of-way acquisition of LPP between Westwing Parkway and SR 303L.

Consultant task summary:

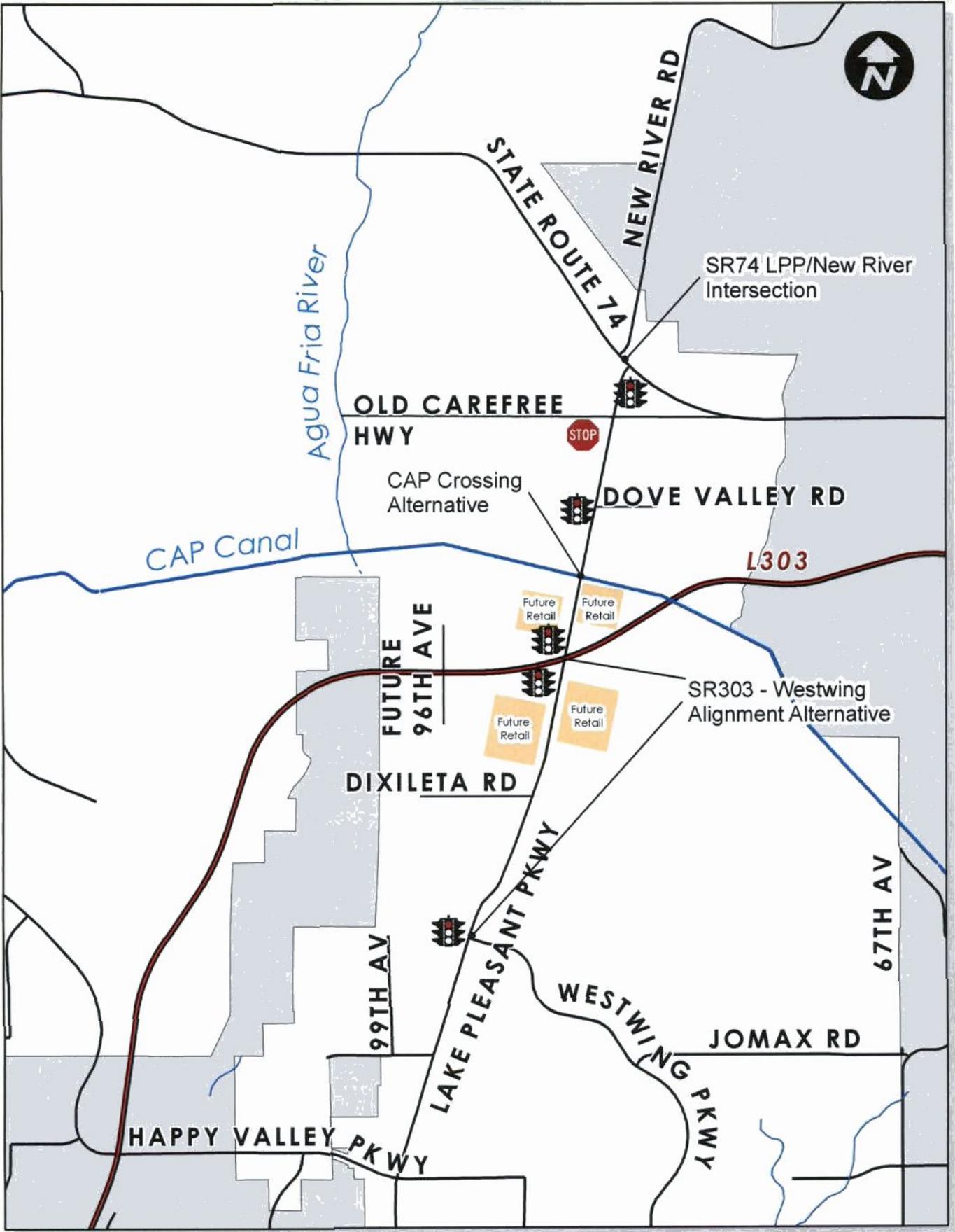
- Roadway Design
- Water and Wastewater Needs
- Optimizing Developable Land
- Legal Descriptions and Exhibits/Strip Maps to Purchase Rights-of-Way
- Construction Phasing
- Social, Economic, and Environmental Considerations
- Public Involvement
- Environmental Clearances to Federal Standards
- Agency Coordination – ASLD, CAP, BLM
- Program Cost Estimating

FISCAL NOTE:

Payment will be from the County Transportation Tax Street System Account 4550-4550-543001-CIPST-EN00241 (\$1,311,547), the Water Expansion Water System Account 2161-2221-543002-CIPWR-UT00148 (\$17,228), and the Wastewater Expansion Wastewater System Account 2510-2630-543003-CIPWW-UT00151 (\$17,228).

ATTACHMENT:

1. Vicinity Map



City of Peoria
**Lake Pleasant Parkway
 Westwing Parkway to SR 74**





City of Peoria, Arizona

Professional Services for Design



Statement of Qualifications No: P08-0113

Job Description: Lake Pleasant Parkway DCR Update

Location: City of Peoria, Materials Management

Contact: Athena Bonner

Mailing Address: 8314 W. Cinnabar St., Peoria, AZ 85345

Phone: (623) 773-7115

OFFER

Arizona Transaction (Sales) Privilege

Federal Employer Identification

Tax License Number: _____

Number: [REDACTED]

Parsons Brinckerhoff

[REDACTED]

Company Name

Authorized Signature for Offer

1501 W. Fountainhead Pkwy. Ste 400

Kim Marshall

Address

Printed Name

Tempe AZ 85282
City State Zip Code

Senior Vice President

Title

480-966-8295

480-966-9234

Telephone

Facsimile

ACCEPTANCE OF OFFER AND CONTRACT AWARD (For City of Peoria Use Only)

Your offer is hereby accepted. The Contractor is now bound to sell the materials and/or services listed by the attached award notice based upon the solicitation, including all terms conditions, specifications, amendments, etc., and the Contractor's offer as accepted by the City. The Contractor is hereby cautioned not to commence any billable work or provide any material, service or construction under this contract until Contractor receives an executed **Purchase Order**.

Attested by:

City of Peoria, Arizona: Eff. Date: _____

Mary Jo Kief, City Clerk

Approved as to form:

Stephen M. Kemp, City Attorney

9C 012009
CC

Awarded _____ on _____

LCON00609
Contract Number

City Seal

Official File

Carl Swenson, City Manager