



Legislation Text

File #: 18-0705, **Version:** 1

Community Development Services, Department of Transportation, recommending the Board approve Agreement for Services 2953 with Economic & Planning Systems, Inc. of Sacramento, in the not-to-exceed amount of \$192,446, for the completion of the Missouri Flat Area Master Circulation and Funding Plan Phase II Study, for a three-year period with an effective date of May 8, 2018, expiring on May 8, 2021, subject to review and approval by County Counsel and Risk Management.

FUNDING: Missouri Flat Area Master Circulation and Funding Plan Funds. (100%)

DEPARTMENT RECOMMENDATION

Community Development Services (CDS), Department of Transportation, recommending the Board approve Agreement for Services 2953 (Agreement) with Economic & Planning Systems, Inc. of Sacramento (EPS), in the not-to-exceed amount of \$192,446, for the completion of the Missouri Flat Area Master Circulation and Funding Plan (MC&FP) Phase II Study, for a three-year period with an effective date of May 8, 2018, expiring on May 8, 2021, subject to review and approval by County Counsel and Risk Management.

DISCUSSION / BACKGROUND

The Missouri Flat Area has historically experienced high levels of traffic congestion due to its central location and existing commercial development. Phase I of the MC&FP was established in 1998 to provide a funding mechanism, through a sales and property tax increment, to address existing road deficiencies within the Missouri Flat Road corridor. The ultimate goal of the MC&FP was to encourage economic development in the commercial area surrounding the Missouri Flat Road and U.S. Highway 50 Interchange (Project Area). MC&FP Phase I has been a successful program that facilitated construction of focused roadway improvements which enabled the development of +/- 500,000 square feet of retail businesses that generates approximately \$1,000,000 in sales tax per year. For a complete history of the MC&FP, refer to Attachment 3B of Legistar 15-0048 (See Related Files).

The Board directed CDS staff to create an MC&FP Phase II based on the Board's objective of encouraging further economic development in the commercial area surrounding the Project Area, as well as addressing ongoing concerns regarding estimated annual sales tax leakage and annual operating revenues.

On March 30, 2015 (Item 2), the County retained EPS, to conduct a retail market analysis as part of the Phase II Study including estimating the extent of additional demand for retail development in the Project Area and determining the necessary roadway infrastructure to support economic growth in the area.

The amount spent through February 28, 2018 on the EPS contract for the Phase II Study is \$275,771, leaving \$174,229 in the existing contract budget. This new Agreement is a continuation of existing Agreement 369-S151, which expired on May 5, 2018, and includes a \$20,000 Contingency Task. Work on Agreement 369-S151 was put on hold multiple times, due to circumstances beyond

the control of staff and EPS.

Due to an extended timeline and additional work needed to be complete the MC&FP Phase II Project, County staff and the Consultant determined that additional funding would be necessary to complete the project. In response to the additional funding needed, two Classifications were changed on Exhibit B of the Billing Schedule. All of the other Classifications on Exhibit B remain the same as the Original Contract with Economic and Planning Systems, Inc.

Staff is recommending the Board authorize this new Agreement with EPS, in the not-to-exceed amount of \$192,446.00, for the completion of the MC&FP Phase II Study.

ALTERNATIVES

The Board could choose to not approve the new Agreement, which would result in the MC&FP Phase II Study not being completed.

OTHER DEPARTMENT / AGENCY INVOLVEMENT

Pending County Counsel and Risk Management review and approval.

The following Departments/Agencies are involved:

- Chief Administrative Office
- Economic Development
- Treasurer/Tax Collector
- Auditor-Controller's Office

CAO RECOMMENDATION

It is recommended that the Board approve this item.

FINANCIAL IMPACT

There is no change to Net County Cost associated with this agenda item. Sufficient appropriations have been included in the Fiscal Year 2017/18 Budget and in the Proposed Fiscal Year 2018/19 Budget, and will be recommended in future budgets for the term of the Agreement. The contract is funded by MC&FP Phase I funds.

CLERK OF THE BOARD FOLLOW UP ACTIONS

- 1) The Clerk of the Board will obtain the Chair's signature on two (2) original Agreements.
- 2) The Clerk of the Board will return one (1) fully executed original Agreement to the CDS, Contracts & Procurement Unit for transmittal to EPS.

STRATEGIC PLAN COMPONENT:

The MC&FP would address existing levels of traffic congestion, improve existing infrastructure and fund needed road improvements necessary to maintain Level of Service standards as part of the Infrastructure component of the County Strategic Plan. The MC&FP would also provide capacity for additional commercial development as part of the Economic Development component of the County Strategic Plan.

CONTACT

Rafael Martinez, Director

Community Development Services, Department of Transportation