

AGENDA ITEM SUMMARY

FORT COLLINS CITY COUNCIL

ITEM NUMBER: 18

DATE: October 21, 2008

STAFF: Matt Baker

SUBJECT

First Reading of Ordinance No. 131, 2008, Appropriating Funds for the Harmony and Ziegler Roads Improvements Project.

RECOMMENDATION

Staff recommends adoption of the Ordinance on First Reading.

FINANCIAL IMPACT

The following summarizes the items and amounts of requested appropriations into the project, including:

- Appropriating unanticipated revenue in Street Oversizing Contributions in Aid
- Authorizing the transfer of existing appropriations in the Street Oversizing Fund and the Harmony Maintenance Fund to the Harmony Road and Ziegler Road Improvement Project
- Authorizing the transfer of Street Oversizing Undesignated Reserves into the Harmony Maintenance Fund

Harmony Road and Ziegler Road Improvement Project Total	<u>\$568,535</u>
Appropriation of Unanticipated Revenue from the Developer of The Pads at Harmony	\$ 53,486

Transfer from Harmony Maintenance Fund into the Harmony Road and Ziegler Road Improvement Project	\$104,136
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Transfer of Existing Appropriations from Street Oversizing into the Harmony Road and Ziegler Road Improvement Project	\$185,913
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Transfer from the Street Oversizing Fund Reserves into the Pavement Management Fund	\$225,000
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Drake and Ziegler Improvement Project Total	<u>\$ 67,786</u>
Transfer from the Harmony Road and Ziegler Road Improvement Project into the Drake and Ziegler Improvement Project for HP/Avago Sidewalk Construction	\$ 67,786

EXECUTIVE SUMMARY

In Spring 2007, Council heard estimates and appropriations for the Harmony Road and Ziegler Road Improvements, Front Range Village Development. This Project is now complete, with the final pavement overlay completed this spring on Harmony Road and the roundabout at Horsetooth and Ziegler. The financial closeout of the project is underway. This appropriation reconciles the various funds that contributed to the project and appropriates additional amounts to cover unanticipated expenses in the project.

BACKGROUND

The Front Range Village Retail Center requested and received financial assistance from the City as specified in the "Financial Assistance Agreement Pertaining to the Development of the Front Range Village" approved by City Council by resolution at its December 5, 2006 meeting.

Original funding of the roadway improvements consisted of the following contributions:

Street Oversizing Fund	\$2,050,000
Harmony Maintenance Fund (Harmony/Ziegler Concrete Intersection)	\$750,000
Developer ROW Acquisition	\$172,500
Developer Contribution in Aid of Construction	<u>\$2,700,000</u>
Total Project Cost	\$5,672,500

After the Planning and Zoning Board approval of the Front Range Village Retail Center, another project, the Pads at Harmony, located adjacent to Front Range Village, was approved. The Pads at Harmony began its construction at about the same time as Front Range Village. The Pads development had frontage on, and was responsible for, a portion of Harmony Road. These frontage improvements were constructed in conjunction with the Front Range Village improvements. The Pads at Harmony Developer paid the City \$53,486 for its local street obligation. This amount was unanticipated revenue deposited in the Street Oversizing Contributions in Aid line item and should be transferred into the project account. The Street Oversizing portion of the Pads at Harmony improvements is \$140,753. This is an additional appropriation from the Street Oversizing Fund that was not anticipated in the original appropriation.

The fast track construction project along Harmony and Ziegler was completed on time, prior to the opening of the Retail Center, in accordance with the agreement with the developer. The Front Range Village Retail Center is now open. Extensive roadway improvements to both Harmony Road and Ziegler Road were required to support this development on the surrounding roadway network. Harmony Road was widened to a 6-lane arterial from Timberline to Ziegler, including the construction of new signalized intersection at Harmony and Corbett. There were also extensive improvements to the Ziegler/Harmony intersection. Ziegler Road was improved to a 4-lane arterial between Harmony and Horsetooth, and the Ziegler/Horsetooth roundabout was completed.

Unanticipated construction issues were encountered with the construction of Harmony Road. Significantly more asphalt was required to meet the smooth ride and cross slope drainage standards of the City, mainly due to elevation differences between each side of the divided highway that was originally constructed by CDOT. This overrun amount of \$348,264 exhausted the contingency for the project.

The Harmony Maintenance Fund contributed \$750,000 for upgrading the Harmony/Ziegler intersection to concrete paving. The actual cost of this work was \$854,136. It is requested that the amount of \$104,136 be transferred from the Harmony Maintenance Fund into the project account to cover the difference.

During the project construction, the City’s landscaping contractor was unable to perform. The City Purchasing Agent, in agreement with the Engineering Department, cancelled the contract. In order to complete the project on time, an alternate contractor, Korby Landscaping, was hired to finish the uncompleted work. The new landscape contract cost \$45,160 more than the original contract. The additional expense is requested as an additional appropriation from existing appropriations in the Street Oversizing Fund.

The final overlay and re-striping to six lanes was combined with other arterial maintenance overlays in the area to reduce cost. Since the City had already scheduled major work on Horsetooth, Timberline and Harmony, the final asphalt paving for the Harmony Road Front Range Village Project was performed by the City’s Pavement Management Program. This minimized traffic impacts and realized cost savings due to economies of scale. It is requested that the portion of cost for the final overlay (\$225,000) be transferred from the Street Oversizing Fund into the Pavement Management Fund.

The City also received and appropriated into the project funds \$67,786 from Hewlett Packard and Avago for sidewalk improvements adjacent to their site on Harmony Road. These improvements will be completed by November 2008. The same contractor for the Harmony and Ziegler Project is also under contract for the adjacent Drake and Ziegler Project. Using the contract for the Drake and Ziegler Project provided some savings from having to bid the project separately. To cover the costs in the Drake and Ziegler Project, \$67,786 needs to be transferred from the Harmony Road and Ziegler Road Project to the Drake and Ziegler Project.

SUMMARY

The following summarizes the items and amounts of requested appropriations:

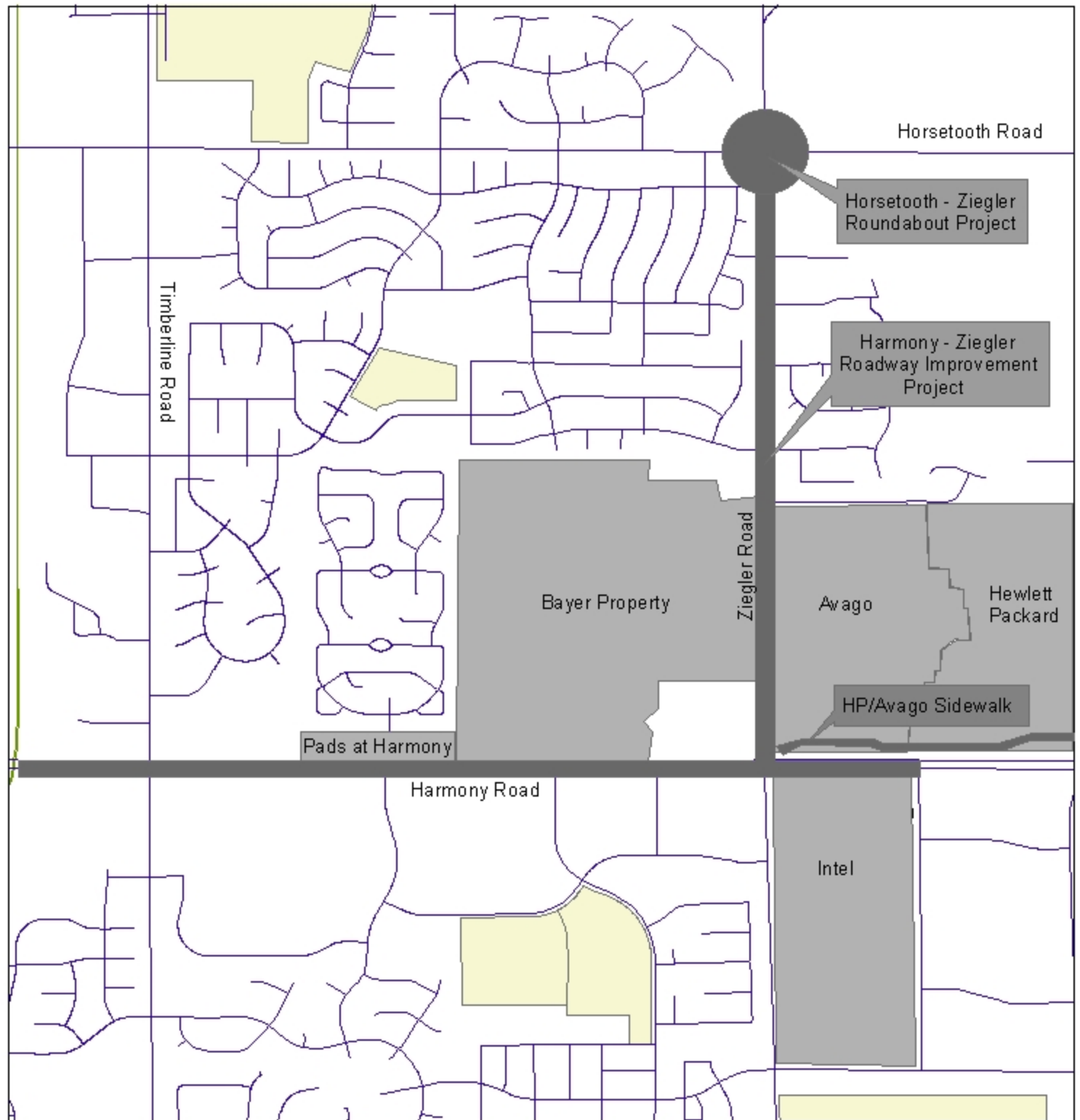
Transfer from Harmony Maintenance Fund into the Project	\$104,136
The Pads at Harmony Contribution in Aid (Received from developer) into the Project	\$ 53,486
The Pads at Harmony Street Oversizing	\$140,753
Korby Landscape	\$ 45,160
Transfer from the Street Oversizing Fund into the Pavement Management Fund	\$225,000

Transfer from the Harmony Road and Ziegler Road
Improvement Project into the Drake and Ziegler
Improvement Project for HP/Avago Sidewalk Construction \$ 67,786

Staff requests this appropriation to reconcile the various funds that contributed to the project, and for additional amounts to cover unanticipated expenses in the project.

ATTACHMENTS

1. Location map - Harmony and Ziegler Widening Roadway Improvements.
2. Location map - Avago/Hewlett Packard Meandering Sidewalk Project.



Harmony and Ziegler Widening Roadway Improvements



SCALE: 1" = 1200"



Sept. 30, 2008

Horsetooth Road

Strauss Cabin Road

Bayer Property

Avago &
Hewlett Packard

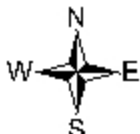
Project Limits

Harmony Road

Zeigler Road

Technology Parkway

Avago / Hewlett Packard Meandering Sidewalk Project



SCALE: 1" = 1200"



January 3, 2008

ORDINANCE NO. 131, 2008
OF THE COUNCIL OF THE CITY OF FORT COLLINS
APPROPRIATING FUNDS FOR THE HARMONY AND ZIEGLER ROADS
IMPROVEMENTS PROJECT

WHEREAS, extensive roadway improvements to both Harmony Road and Ziegler Road were required to support the anticipated increase in traffic volumes to the City's roadway network surrounding the site of the Front Range Village Retail Center ("Front Range Village"); and

WHEREAS, the scope of the arterial street improvements (the "Project") included widening Harmony Road to a six-lane arterial from Timberline Road to Ziegler Road, including the construction of a new signalized intersection at Harmony Road and Corbett Drive; improving the intersection of Ziegler Road and Harmony Road; widening Ziegler Road to a four-lane arterial between Harmony Road and Horsetooth Road; improving the Ziegler Road and Horsetooth Road intersection; and constructing the Ziegler Road and Horsetooth Road roundabout; and

WHEREAS, the estimated cost of the Project surrounding the area of the Front Range Village was \$5,672,500 and the following funding sources were appropriated:

Street Oversizing Fund	\$2,050,000
Transportation Services Fund -Reserve for Harmony Road Maintenance	\$ 750,000
Developer Right of Way Acquisition	\$ 172,500
Developer Contribution in Aid of Construction	<u>\$2,700,000</u>
Total	\$5,672,500

WHEREAS, the Project is now complete and various additional funds were contributed to the Project that must be appropriated to fund unanticipated expenses in the Project; and

WHEREAS, The Pads at Harmony, another development in the area, began construction at the same time as the Front Range Village and its improvements were constructed in conjunction with the Front Range Village improvements; and

WHEREAS, the developer of The Pads at Harmony has paid the City \$53,486 for its local street obligation and the Street Oversizing portion for those improvements is \$140,753; and

WHEREAS, the cost of upgrading the intersection of Harmony and Ziegler Roads to concrete paving was estimated to be \$750,000, which was contributed by the Transportation Services Fund prior year reserves for Harmony Road Maintenance, while the actual cost was \$854,136, so that an additional \$104,136 should be transferred from the Harmony Road Maintenance Reserve to the Project for appropriation; and

WHEREAS, during the Project, the City's landscaping contractor was unable to perform and an alternate contractor was hired to finish the uncompleted work; and

WHEREAS, the new landscape contract cost \$45,160 more than the original contract and this amount will be funded from existing appropriations in the Street Oversizing Fund; and

WHEREAS, the final overlay and re-striping to six lanes was performed by the City's Pavement Management Program in conjunction with other arterial maintenance overlays in the area and the development portion, in the amount of \$225,000, will be transferred to the Pavement Management Program from Street Oversizing Fund prior year reserves; and

WHEREAS, the Project has received and appropriated funds for sidewalk improvements on Harmony Road adjacent to Hewlett Packard and Avago in the amount of \$67,786 and using the contractor working on the Drake and Ziegler Realignment Project will result in sufficient cost savings that staff recommends transferring \$67,786 from the Harmony and Ziegler Roads Improvement Project to the Drake and Ziegler Realignment Project; and

WHEREAS, Article V, Section 9, of the City Charter (the "Charter") permits the City Council to make supplemental appropriations by ordinance at any time during the fiscal year, provided that the total amount of such supplemental appropriations, in combination with all previous appropriations for that fiscal year, does not exceed the current estimate of actual and anticipated revenues to be received during the fiscal year; and

WHEREAS, City staff has determined that the appropriation of the revenue as described herein will not cause the total amount appropriated in the Capital Projects Fund and the Transportation Services Fund to exceed the current estimate of actual and anticipated revenues to be received in that fund during the fiscal year; and

WHEREAS, Article V, Section 9, of the Charter also permits the City Council to appropriate by ordinance at any time during the fiscal year such funds for expenditure as may be available from reserves accumulated in prior years, notwithstanding that such reserves were not previously appropriated; and

WHEREAS, Article V, Section 10, of the Charter authorizes the City Council to transfer by ordinance any unexpended and unencumbered appropriated amount or portion thereof from one fund to another fund, provided that the purpose for which the transferred funds are to be expended remains unchanged.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That there is hereby appropriated from unanticipated revenue in the Street Oversizing Fund the sum of FIFTY-THREE THOUSAND FOUR HUNDRED EIGHTY-SIX DOLLARS (\$53,486) for transfer to the Capital Projects Fund - Harmony and Ziegler Roads Improvement project and appropriated for expenditure therein for street improvements.

Section 2. That there is hereby appropriated from prior year reserves in the Transportation Services Fund, the sum of ONE HUNDRED FOUR THOUSAND ONE HUNDRED THIRTY-SIX DOLLARS (\$104,136) for transfer to the Capital Projects Fund - Harmony and Ziegler Roads Improvement project and appropriated for expenditure therein for street improvements.

Section 3. That the unexpended appropriated amount of ONE HUNDRED EIGHTY-FIVE THOUSAND NINE HUNDRED THIRTEEN DOLLARS (\$185,913) is hereby authorized for transfer from the Street Oversizing Fund to the Capital Projects Fund - Harmony and Ziegler Roads Improvement project.

Section 4. That there is hereby appropriated from prior year reserves in the Street Oversizing Fund, the sum of TWO HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$225,000) for transfer to the Transportation Services Fund and appropriated for expenditure therein for the Pavement Management Program.

Section 5. The unexpended appropriated amount of SIXTY-SEVEN THOUSAND SEVEN HUNDRED EIGHTY-SIX DOLLARS (\$67,786) is hereby authorized for transfer from the Capital Projects Fund - Harmony and Ziegler Roads Improvement Project to the Capital Projects Fund - Drake and Ziegler Road Realignment Project and appropriated therein.

Introduced, considered favorably on first reading, and ordered published this 21st day of October, A.D. 2008, and to be presented for final passage on the 2nd day of December, A.D. 2008.

Mayor

ATTEST:

City Clerk

Passed and adopted on final reading on the 2nd day of December, A.D. 2008.

Mayor

ATTEST:

City Clerk