



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 5/11/2021**

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**File #: 21-158, Version: 1**

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**SUBJECT: Consent Agenda**

A Resolution of the Board of Trustees of the Town of Erie Approving a Cost Sharing Intergovernmental Agreement Between the Town of Erie and Colliers Hill Metropolitan District No. 3

**DEPARTMENT:** Public Works

**PRESENTER/PREPARER:** Todd Fessenden, Public Works Director  
Dave Pasic, Town Engineer  
Wendi Palmer, Civil Engineer

**FISCAL SUMMARY:**

Cost as Recommended: \$3,225,622.59  
Balance Available (2021 Funds): \$5,695,000.00  
Fund: DayBreak Urban Renewal Area  
Budget Line Item Number: 800-90-871-605000-100031  
New Appropriation Required: Yes

**STAFF RECOMMENDATION:**

Approve the Resolution to approve said agreement, authorizing the appropriate Town officer to execute said agreement and authorize staff to expend budgeted funds.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

In 2013 the Town approved the Urban Renewal Plan for the DayBreak Area Urban Renewal Area (now Colliers Hill), and the Town of Erie Urban Renewal Authority approved intergovernmental agreements with taxing entities imposing a mill levy on property within the DayBreak Urban Renewal Area.

The funds generated from the DayBreak Urban Renewal Area are intended to be used for public improvements including traffic and signalization improvements and re-use water and irrigation system improvements.

The Seventh Amendment to the Bridgewater Annexation Agreement, entered into July 31, 2020 between The Town of Erie and Daybreak Recovery Acquisition LLC includes extending the existing raw water line in Colliers Hill to the Raw Water Storage Tank, and south to Erie Parkway. The Town's share of the cost is 75% and Daybreak Recovery Acquisition LLC's share of the cost is 25%.

Town staff and The Colliers Hill Metropolitan District No. 3 (Metro District) have worked together to design improvements to widen WCR 5 from Erie Parkway to WCR 10. The improvements on the

west side are the responsibility of Colliers Hill and the improvements on the east side are the responsibility of the Town.

The Colliers Hill Metropolitan District No. 3 has bid improvements for the Raw Water Line (Bid Schedule A) and widening WCR 5 (Bid Schedule B). Based on the bids for the WCR 5 plans, Town staff and the Metro District have determined that 34.4% of the improvements for Weld County Road 5 (WCR 5) are the responsibility of the Town and 65.6% are the responsibility of the Metro District.

Based on the total costs for Bid Schedules A and B, the Town's overall percentage is 39.1% and the Metro District's overall percentage is 60.9%. These percentages are used for the other project costs such as traffic signal, street lighting, landscaping, material testing, construction surveying and construction management.

This Cost Sharing IGA outlines how the Town will reimburse the Metro District for the Town's proportional share of the improvements.

Staff recommends approving the Cost Sharing IGA.

**Fiscal Impact:**

Currently the DayBreak Urban Renewal Area fund has \$5,695,000 available for improvements at Colliers Hill. Funding to cover the Town's \$3.3 million share of the costs outlined below should be appropriated from this available balance to cover these costs.

**Summary of Construction Costs & Cost Allocations**

**Raw Water Line - Bid Schedule A**

|                                    |     |    |            |
|------------------------------------|-----|----|------------|
| Colliers Hill Metro District No. 3 | 25% | \$ | 175,470.82 |
| Town of Erie                       | 75% | \$ | 526,412.45 |
| Bid Schedule A Total:              |     | \$ | 701,883.26 |

**Widening WCR 5 Bid Schedule B**

|                                     |       |    |              |
|-------------------------------------|-------|----|--------------|
| Collier's Hill Metro District No. 3 | 65.6% | \$ | 3,480,043.23 |
| Town of Erie                        | 34.4% | \$ | 1,824,900.72 |
| Bid Schedule B Total:               |       | \$ | 5,304,943.95 |

**Total Bid Schedules (A&B)**

|                                    |       |    |              |
|------------------------------------|-------|----|--------------|
| Colliers Hill Metro District No. 3 | 60.9% | \$ | 3,655,514.05 |
| Town of Erie                       | 39.1% | \$ | 2,251,313.16 |
| Total Bid Schedules (A&B) Costs:   |       | \$ | 6,006,827.21 |

**Non Bid Costs**

|                      |    |    |           |    |            |
|----------------------|----|----|-----------|----|------------|
| Traffic Signal       | 1  | LS | \$357,926 | \$ | 357,926.00 |
| Street Lighting      | 15 | EA | \$ 17,000 | \$ | 255,000.00 |
| Landscaping          | 1  | LS | \$ 50,000 | \$ | 50,000.00  |
| Total Non-Bid Costs: |    |    |           | \$ | 662,926.00 |

### Construction Hard Costs

Total Bid + Non-Bid Costs \$ 6,669,753.21  
Total Bid + Non-Bid Costs(W/8% Contingency) \$ 7,203,333.47

### Construction Soft Costs

|  |      |    |            |
|--|------|----|------------|
| Material Testing (2.5% of Hard Costs)        | 2.5% | \$ | 180,083.34 |
| Construction Surveying (2.5% of Hard Costs)  | 2.5% | \$ | 180,083.34 |
| Construction Management (4.5% of Hard Costs) | 4.5% | \$ | 340,357.51 |

**Total Construction Costs: \$ 7,903,857.65**

### Cost Allocation Totals

|                                    |       |    |              |
|------------------------------------|-------|----|--------------|
| Colliers Hill Metro District No. 3 | 60.9% | \$ | 4,813,449.31 |
| Town of Erie                       | 39.1% | \$ | 3,090,408.34 |

### Design Costs

#### Raw Water Line

|                                    |     |    |           |
|------------------------------------|-----|----|-----------|
| Colliers Hill Metro District No. 3 | 25% | \$ | 7,313.75  |
| Town of Erie                       | 75% | \$ | 21,941.25 |
| Total Raw Water Design Cost:       |     | \$ | 29,255.00 |

### Widening WCR 5

|                                     |       |    |            |
|-------------------------------------|-------|----|------------|
| Collier's Hill Metro District No. 3 | 60.9% | \$ | 176,427.00 |
| Town of Erie                        | 39.1% | \$ | 113,273.00 |
| Total Widening WCR 5 Design Cost:   |       | \$ | 289,700.00 |

**Total Town Cost: \$ 3,225,622.59**

**Total Colliers Hill Metro District No. 3 Cost: \$ 4,997,190.06**

**Total Project Cost \$ 8,222,812.65**

### Board Priority(s) Addressed:

- ✓ Prosperous Economy
- ✓ Safe and Healthy Community
- ✓ Effective Governance
- ✓ Fiscally Responsible

### ATTACHMENTS:

1. Resolution 21-059
2. Cost Sharing Intergovernmental Agreement