



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Urban Renewal Authority

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

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**File #:** 21-182, **Version:** 1

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**SUBJECT:**

A Resolution for the Town of Erie Urban Renewal Authority Approving a Cost Sharing Intergovernmental Agreement Between the Urban Renewal Authority and the Town of Erie for the Weld County Road 5 Widening and Raw Water Line Project

**DEPARTMENT:** Economic Development

**PRESENTER:** Ben Pratt, Economic Development Director

**TIME ESTIMATE:** \_\_10\_\_ minutes

**FISCAL SUMMARY:**

Cost as Recommended:	\$3,225,622.59
Balance Available (2021 URA Funds):	\$5,695,000
Fund:	DayBreak Urban Renewal Area
Budget Line Item Number:	800-90-871-605000-100373
New Appropriation Required:	Yes

**STAFF RECOMMENDATION:**

**Approve the Resolution between the Urban Renewal Authority and the Town of Erie, 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, 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 60.1%. 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: \$ 3,255,622.59**

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

**Total Project Cost \$ 8,221,812.65**

**Board Priority(s) Addressed:**

- ✓ Well-Maintained Transportation Infrastructure
- ✓ Effective Governance
- ✓ Fiscally Responsible

**ATTACHMENTS:**

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1. URA Resolution 21-05
2. Weld County Road 5 Cost Sharing Agreement