



## Public Works Engineering Division

*"Design, Construct, & Preserve - Streets for All"*

Town of Castle Rock – Public Works Department  
4175 Castleton Ct.  
Castle Rock, CO 80109

July 2, 2024

Brad Williams, Planner  
Denver Regional Council of Governments  
1001 17<sup>th</sup> Street, Suite 700  
Denver, CO 80202

**Re:** Delay of FY23 Transpiration Improvement Program Grant for 5<sup>th</sup> St. Operational Improvements Project (TIP ID 2022-010)

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Mr. Williams,

The purpose of this letter is to respond to your request regarding the project status of the TIP grant awarded by DRCOG for the 5<sup>th</sup> St. Operational Improvements project in Castle Rock. This project is a regional transportation solution identified within the Town of Castle Rock – Transportation Master Plan and the 2040 Douglas County - Transportation Master Plan to improve safety, congestion, pedestrian safety and connectivity. Based on the conditions of the grant, the project was to be publicly advertised for construction bids by September 30<sup>th</sup>, 2023. The project was not ready to be advertised at that time, but construction plans had been submitted to Colorado Department of Transportation (CDOT) for approval.

There have been several unforeseen factors impacting the 5<sup>th</sup> St. Operational Improvements project that have affected the ability to bid the construction contract, including:

- **Expanded scope** – The scope of work associated with the grant (“Grant Scope”) consists of one additional through lane (east bound), one sidewalk, and an expanded shoulder. After award of the grant, it was determined that the ultimate 4-lane roadway with on-street bike lanes and sidewalks needed to be designed so that the Grant Scope would conform to the Town’s master planned improvements. The expanded design scope added complexity to the project, delaying completion of design and identification of necessary Right-of-Way.
- **Right-of-Way** – At the time of grant award, it was thought that Right-of-Way acquisition would not be necessary. After design was progressed, it was determined that the existing Right-of-Way (ROW) was not adequate for the Town to construct and maintain the improvements planned with the project including: water quality detention facilities,

structure (wall) construction, drainage modifications, and grading necessary to build the Grant Scope. Upon this determination, acquisition processes to acquire 32 Temporary Easements, 6 Permanent Easements and 21 ROW parcels began, following all CDOT Local Agency standards and requirements.

- **Funding constraints** – The local match estimated to complete the project at time of grant award was \$3.5M. As design continued to advance, the total project estimate grew to \$24M. To proceed, this requires \$21.5M in local funds. The Town is unable to fund the full project scope due to project costs combined with a decreased forecast in Capital Improvement Program revenue over the next five years. The Grant Scope will be constructed along with the first phase of the project which is anticipated to be advertised before the end of the first quarter of 2025.

## Status

The project design is currently 90% complete. The Town is anticipating to develop and submit revised construction documents considering new fiscal constraints September 2024. Town staff continue to expeditiously complete ROW acquisition processes for the project which are approximately 40% complete. It is anticipated that acquisitions will be complete by December 2024.

The 2<sup>nd</sup> strike deadline of advertising the project by June 30, 2024 will not be met by the project due to the issues noted above. It is anticipated that the project will be approved by CDOT, and ROW acquisitions completed for advertisement of a construction contract by February 28, 2025. Construction is slated to begin in spring of 2025 and be completed by the end of 2025.



**Andrew Focht, Project Manager - CIP**

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