



City of Missoula, Montana
Item to be Referred to City Council Committee

Committee: Public Works
Item: Professional Services Agreement with DJ&A for the Mullan BUILD – England Blvd. Design Changes
Date: November 24, 2021
Sponsor(s): Jeremy Keene
Prepared by: Katie Emery
Ward(s) Affected:
 Ward 1 Ward 4
 Ward 2 Ward 5
 Ward 3 Ward 6
 All Wards N/A

Action Required:
Approve a Professional Services Agreement with DJ&A for the Mullan BUILD – England Blvd. Design Changes.

Recommended Motion(s):
I move the City Council: Approve and authorize the Mayor to sign a Professional Services Agreement with DJ&A for the Mullan BUILD – England Blvd. Design Changes at a cost not to exceed \$79,423.00.

Timeline:
Referral to committee: November 29, 2021
Committee discussion: December 1, 2021
Council action (or sets hearing): December 6, 2021
Public Hearing (if required): N/A
Deadline: N/A

Background and Alternatives Explored:
Public Works & Mobility has proposed a Development Agreement with Wishcamper Development Partners, LLC to evaluate the feasibility and benefits of design changes to England Boulevard.

Wishcamper Development LLC owns and intends to subdivide property adjacent to the future extension of England Boulevard to be constructed with the Mullan BUILD Project. The Developer desires to evaluate design changes to the BUILD Project to better align with the proposed subdivision, which may include changes to the road profile, storm drainage, intersections, and utility stub outs on England Boulevard. The City is amenable to considering and potentially incorporating the Developer’s desired design changes, so long as the City does not incur additional design expenses to conduct the evaluation proposed by the Developer.

England Boulevard was designed and approved for construction as part of the Mullan BUILD project, which is anticipated to begin in early 2022. Issues related to high groundwater were resolved by a groundwater study and subsequent acquisition of the Flynn-Lowney Ditch, which may allow changes to the road profile that will benefit design of the subdivision.

Additionally, the Developer has made substantial progress on the design of the subdivision with respect to overall site grading, and the location of future street and utility connections.

This scope of work will allow DJ&A to evaluate design changes to the BUILD Project that may result in cost savings for both the City and the Developer. Changes determined to be feasible and beneficial will be incorporated into the BUILD Project through a contract change order process. This will allow for adequate coordination and design time, while the Mullan BUILD Project proceeds without additional risk of delay.

Financial Implications:

None. The Developer has provided an \$80,000 deposit to cover the cost of these services. A variance to the City's Purchasing Administrative Rule has been requested for approval by the Mayor to allow the City to contract directly with DJ&A for the Mullan BUILD Project (see attached).

Links to external websites:

<https://www.mullanbuild.com/>