



CITY OF WILLIAMSBURG

MEMORANDUM

TO: Mayor and City Council

DATE: December 7, 2017

SUBJECT: *Unsolicited Design-Build Proposal for the Monticello Avenue Improvements Project under the Public-Private Transportation Act (PPTA)*

The City received an unsolicited design-build proposal for the Monticello Avenue Improvements project under the Public-Private Transportation Act (PPTA). The submission is also subject to the City's PPTA Guidelines (attached) that were adopted in 2016. The unsolicited proposal was received from Henderson, Inc., AES Consulting Engineers, Branscome, Inc., and Utility Services for the completion of the transportation project (see attached proposal).

The proposal identifies the project as the improvement of Monticello Avenue from Treyburn Drive to Richmond Road and Richmond Road from Monticello Avenue to Matoaka Court. Some of the proposed improvements include (but are not limited to):

- Parallel parking aisles on both sides of the right-of-way
- Landscaping and amenity items located along green space along the backs of sidewalks
- A separated bike lane along a portion of Monticello Avenue and multi-use path along remain project right-of-way
- Pedestrian and bicycle safety features
- Right-of-way widening, resurfacing, and restriping
- Signalization of two intersections

Lighting, landscaping, stormwater, and utilities are also considered in the proposal in coordination with the adjoining redevelopment of the Williamsburg Shopping Center and Monticello Shopping Center.

The PPTA grants the City the authority to allow private entities to develop qualifying transportation facilities if the City determines there is a need for the facilities and private involvement may provide the facilities to the public in a more timely or cost effective manner. The PPTA process upon receiving an unsolicited proposal is as follows:

- The City Manager chairs and convenes the Selection Committee comprised of the Director of Public Works, Director of Planning, Director of Finance, and the City Attorney.
- The Selection Committee meets to review the unsolicited proposal and to provide a recommendation to City Council to either accept or reject the proposal.
- City Council makes the determination whether or not to accept the proposal and begin the process.
- If City Council accepts the proposal, staff prepares a notice, which is advertised on the City website and Virginia Department of General Services Electronic Procurement website for a period of 120 days. In addition, public notice is required in the local newspaper.
- During the 120 period, the City accepts additional proposals.

- At the conclusion of the 120 days, staff will review the proposals received and make a recommendation to City Council regarding whether or not to proceed with negotiations with one or more of the proposers.
- City Council makes the determination whether or not to proceed with one or more of the proposers.
- Staff will engage in a detailed review with the selected proposer(s) regarding the scope of the project. Additional information is required from the selected proposer(s) at this stage. Once the review is complete, staff will determine whether or not to recommend proceeding with either an interim or a comprehensive agreement with one of the proposers.
- Council will determine whether or not it wishes to proceed with an interim or comprehensive agreement with one of the proposers.
- The interim agreement permits the proposer to proceed with design/engineering phase while negotiating the terms of the comprehensive agreement. The guidelines do not require an interim agreement. The comprehensive agreement is the final construction contract.
- City Council has the ability to stop the process at any point until the execution of the comprehensive agreement.

The City Manager convened the Selection Committee on November 30, 2017 to discuss the proposal received and to determine the recommendation to City Council. Staff discussion centered on the need to initiate the procurement process for the planned project, the potential of the PPTA process to complete the project in coordination with adjoining redevelopment projects, and the potential for cost efficiencies. The consensus of the Selection Committee is to recommend that City Council accept the PPTA proposal and begin the process.

Staff Contact: Dan Clayton, Public Works Director, Chris Shelton, City Attorney, and Marvin Collins, City Manager

Recommendation: That City Council accept the unsolicited PPTA proposal and direct the City Manager to begin the process as set forth in the PPTA Guidelines for design-build proposals for the Monticello Avenue Improvements Project.



Marvin E. Collins, III
City Manager