



STAFF REPORT

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Roy Gallea, P.E., Engineering Manager
Erin Evans, P.E., Project Manager

Title: **Resolution Approving a Service Agreement with Dewberry Engineers Inc. for the Young American Infrastructure Improvements Project** [*Young American neighborhood*] – CRW Project 250003

Executive Summary

Castle Rock Water (CRW) is seeking Town Council approval of a Service Agreement (**Attachment A**) with Dewberry Engineers, Inc. (Dewberry) to include sidewalk upgrades to the design of the Young American Waterline Replacement Project and to complete outstanding design scope for the waterline portion of the project. The proposed fee is \$94,490. A Location map of the project area is also included in **Attachment A**.

Previously, a service agreement and two amendments were approved with Dewberry to complete the Young American Infrastructure Improvements, Bell Mountain Raw Waterline, and Bell Mountain Well Vault Upgrades Projects, which was completed in 2025. Public Works (PW) and CRW have identified additional sidewalk upgrade scope that needs to be included in the waterline and pavement replacement design in order to comply with Americans with Disabilities Act (ADA) requirements.

CRW staff requested a proposal from Dewberry for the sidewalk upgrades and outstanding waterline design and received a scope and fee which is included in **Attachment A**. CRW and PW staff have reviewed the scope and cost and believe the fee proposed by Dewberry to be reasonable. Dewberry has already completed the waterline replacement design and has direct knowledge of the Town's needs for the additional scope and is familiar with the project constraints, which provides continuity in design services and allows the work to be completed efficiently. A sole-source justification form was approved for this contract (**Attachment B**).

Dewberry shall undertake the work upon execution of the agreement and shall complete the work by December 31, 2026. Currently, the project is anticipated to be bid late 2026 in

preparation for construction early in 2027. The estimated total cost of the project is \$9M for the waterline replacements and \$7M for the pavement replacement and ADA upgrades.

Notification and Outreach Efforts

The project information will be posted on the Town's Development Activity map as Water and Public Works Projects. CRW and PW plan to provide public notification to residents when the design is completed. Individual resident communication will happen as needed in order to coordinate landscaping impacts to the sidewalk upgrades.

History of Past Town Council, Boards & Commissions, or Other Discussions

The initial waterline project design services agreement was approved through Resolution No. 23-103 by Town Council on August 15, 2023. A first and second amendment were approved on May 28, 2024 and November 5, 2024.

CRW staff shared this item with the Castle Rock Water Commission at their meeting held on May 27, 2026.

Discussion

The Young American Infrastructure Improvement design phase includes water distribution and sanitary collection systems replacement and/or rehabilitation planning for this neighborhood. The sanitary sewer rehabilitation work was completed in 2024 and the waterline replacement design was completed in 2025 under Dewberry's previous service agreement. The existing pipes in the Young American neighborhood are 4-inch and 6-inch cast iron pipe, which will be upsized to 8-inch to meet the Town's current standards for water mains. South Street will be upsized to 12-inch in order to improve system capacity and distribution in this area.

PW was brought into the design process of the Young American waterline improvements project to allow collaboration with their Pavement Management Program (PMP) to minimize impacts to the neighborhood with multiple projects. The pavements within the project limits have been identified for reconstruction. In accordance with ADA requirements, any roadway alteration, including pavement reconstruction activates the obligation to upgrade the existing pedestrian facilities within the project limits to current ADA and Public Right-of-Way Accessibility Guidelines (PROWAG). In order to comply, portions of the sidewalk and curb ramps within the project limits will need to be upgraded. The additional design scope includes incorporating required protection, modifications, or relocations to significant features affected by the sidewalk expansions including but not limited to retaining walls, fences, trees, and other large plants, light poles, meters, curb stops, signs, and mailboxes. The map in **Attachment A** shows the general understanding of the sidewalk upgrades and potential impacts to individual properties.

Minor outstanding waterline design items are also included in Dewberry's scope. This includes evaluating a flushing path on Overlook Road, which will require additional survey, easement legal descriptions and staking as it is a privately owned road. Some additional services also need to be added to the drawings based on investigations conducted by the Town in several locations throughout the neighborhood.

Dewberry’s familiarity with the waterline project after completing the majority of the design for the waterline replacement project provides continuity in design services and allows the work to be completed efficiently. A sole-source justification form was approved for this contract (**Attachment B**).

Dewberry will undertake incorporating the PW improvements into the overall Young American project scope as well as finalizing the remaining waterline design upon execution of the agreement and will complete the work by the end of 2026. The construction is planned for 2027.

Budget Impact

The Dewberry proposal fee is \$94,490. The project will be funded from the accounts shown below:

Project	Account	Amount
Public Works – Repair & Maint-Streets	120-3175-431.40-35	\$76,600
Water - Young American Rehab	210-4275-442.79-26	\$17,890
Total		\$94,490

The Finance department has been consulted and has confirmed the availability of these funds in the 2026 budget. This agreement will be for project number 250003. The overall estimated cost of the project is \$16M.

Staff Recommendation

Staff recommends Town Council approval of the resolution approving the Services Agreement between the Town of Castle Rock and Dewberry for the design of the Young American Infrastructure Improvements Project.

Proposed Motion

“I move to approve the Resolution as introduced by title.”

Alternative Motions

“I move to approve the resolution as introduced by title, with the following conditions: (list conditions).”

“I move to continue this item to the Town Council meeting on _____ date to allow additional time to (list information needed).”

Attachments

- Attachment A: Resolution
- Exhibit 1: Agreement and Scope of Services
- Attachment B: Sole Source Justification Form

