

March 22, 2016

Ms. Traci Gresham, City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

RE: City of Alachua Long-Range Transportation Plan (LRTP) and List of Transportation Priorities

Dear Traci:

We submit this proposal to provide professional planning and engineering services to prepare a Long-Range Transportation Plan (LRTP) for the City of Alachua. We have extensive knowledge of the City, its development history, desired local trends, and clearly articulated goals for economic development balanced with rural residential quality of life. Therefore, we will create an LRTP tied to realistic operational issues, defined future enhancements, and projected growth.

We realize the City had twice requested through the RFP process, with no responses, a LRTP with an Urban Area Modeling structure, similar to Metropolitan Areas requirements. As you know, the transportation modeling structure is very technical and there isn't a detailed model structure in the City of Alachua. And, transportation models generally don't produce results at a detail level necessary to program needed transportation projects. Therefore, because the existing County Model looks at the area outside the City of Gainesville in a larger land use and roadway network framework, without a tightly gridded model network upon which to analyze and predict future network deficiencies, we propose an alternative analysis method.

We propose to utilize the Alachua County model data, which was recently updated and adopted on October 5th, 2015 as part of the Metropolitan Transportation Planning Organizations (MTPOs) recent LRTP, a baseline data for major roadways within the City of Alachua. In lieu of creating a model for the City, we will use the existing validated model results compared to actual counts on the City's roadway network. We will then, working closely with City of Alachua staff, produce a future state based on projected residential growth, employment centers, and travel demand.

The LRTP will identify needed projects within the City based on the Future Land Use Map (FLUM), Zoning Atlas, projected growth based on historical trends, and projections. Our work will review the City's existing Comprehensive Plan and Land Development Regulations and using existing countywide socioeconomic data and roadway networks, create area-based transportation forecasts and define system deficiencies. Using known approved development(s) and examining the existing and planned roadway network will provide realistic projections of needed projects.

We will also look at the FLUM and Zoning Atlas to define where specific enhancements are desired that will enable the City to further its economic goals for growth with a balance of transportation projects and infrastructure suited to projected financial revenues. The project Scope of Services will include seven (7) specific tasks, over seven (7) months, as listed below.

Task 1 – Existing Conditions (Land Use, Zoning, and Funding)

Conduct an inventory of existing land uses based on the adopted Comprehensive Plan and Zoning Atlas, vacant lands, and development pattern trends, working closely with City staff. Here, we will also look at historic City, County, and State revenues expended within the community to determine baseline projections of future revenue that may be used for transportation network enhancements.

Task 2 – Existing Roadway Network

Document the existing transportation network, including roadway designations, traffic Volume to Capacity (V/C) and Level of Service (LoS) conditions, operational and safety deficiencies, shared parking facilities, public transportation, bicycle, and pedestrian facilities. This evaluation will collectively produce an existing conditions document that will form the baseline for all forward-looking transportation analyses.

Task 3 – Planned Improvements (Future Programmed Funding)

Review the City of Alachua and Alachua County Capital Improvement Programs (CIPs) and State Transportation Improvement Programs (STIP), and related documents to identify planned improvements to the transportation system serving the City of Alachua.

Task 4 – Future Growth and Transportation System Projections

Create detailed projections of future development within the City and the associated trip generation and travel demands using the City's Comprehensive Plan, Zoning Atlas, and staff documented projects. We will use these projections to evaluate the projected V/C and LoS conditions along major Federal, State, Arterial, and Collector Roadways. This Task will culminate with a presentation to the City Commission in a workshop format.

Task 5 – Deficiencies - List of Priority Projects

Using the results from Task 4, and working with your staff, we will identify specific projected transportation system deficiencies from a capacity, safety, and operational standpoint using historical information and future projections. From this information we will develop an initial inventory of needed transportation projects. This inventory will account for approved development, pending applications, and known planned projects that may include transportation system modifications.

Task 6 – Cost Projections and Funding Alternatives

Using the results from Task 5, we will develop cost projections for identified transportation system deficiencies. We will then perform an analysis of likely Federal, State, County, and local funds to identify cost-feasible projects and timing based on existing revenue sources. This task will use a cost/benefit methodology to ensure projects yield significant merit. We will also address revenue deficiencies and recommend potential innovative funding strategies that may be used to complete other needed transportation projects within the City of Alachua. The cost projections will look at present value and projected future costs given a fixed escalation.

Task 7 – Public Involvement Program and City Commission LRTP Adoption

Throughout the process CHW will lead, through coordinated effort of City staff, a process that seeks public input and allows and encourages City Commission engagement. The City's final Technical Report, Maps, and Documentation of the LRTP process and List of Priority Projects will be presented to the City Commission for review and final approval during a public meeting.

CHW will provide the tasks listed above over a seven (7) month period, timed to correspond and be coordinated with your staff's existing work load. This proposed schedule also includes engagement with the City Commission at regularly scheduled meetings and should they deem necessary, a special workshop convened to directly address the proposed LRTP. The fee for the above services will be \$70,000.00 and invoiced as tasks are completed. We estimate that one (1) task will be completed per month, so equal billings are anticipated.

This proposal represents our best effort to provide complete professional representation of your development interest and provide a professionally administered development. If unforeseen public opposition, community disinterest, or legal challenges arise, additional legal representation may be required on your part. We will inform you accordingly. In addition, our fees may be adjusted accordingly, based on our standard hourly rate, to compensate for additional professional representation through the process.

We trust this proposal meets with your approval. We may proceed upon receipt of a purchase order. Otherwise, please call to discuss.

Sincerely,
Causseaux, Hewett, & Walpole, Inc.

Gerry Dedenbach

Gerry Dedenbach, AICP, LEED AP
Vice President

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