

MEETING DATE: March 10, 2026

STAFF PERSON RESPONSIBLE: Brolin Bundy, P.E., Capital Improvements Project Manager

DESCRIPTION: Public Contract for Services with Theorem Design Group, Inc. for the State Highway 83 at Prairie Canyon Ranch Access Improvements Project, for a Total Amount of \$450,000.00, Douglas County Project Number CI 2025-022.

SUMMARY: The objective of the project is to improve safety and access along SH 83 adjacent to Prairie Canyon Ranch to accommodate additional traffic as more trips are made by the general public to and from this Douglas County Open Space property in the future.

Douglas County staff is recommending that we hire Theorem as a preferred vendor to perform professional engineering services. CDOT conducted their standard consultant selection process to choose a firm to assist them with designing safety improvements along the SH 83 Corridor between Franktown and El Paso County. CDOT utilizes a detailed qualifications-based consultant selection process that conforms with State and Federal requirements. For the SH 83 project, CDOT received nine (9) proposals, and they were ranked (highest to lowest) as shown below:

1. Theorem Design Group, Inc.
2. RS&H, Inc.
3. AtkinsRealis USA, Inc.
4. Felsburg Holt & Ullevig
5. AECOM
6. Ulteig Engineers, Inc.
7. Consor Engineers, LLC
8. Stanley Consultants, Inc.
9. Wilson & Company, Inc.

Since Douglas County is working closely with CDOT to advance other SH 83 corridor safety improvement projects, it is cost effective and productive for the County to utilize the same consultant (Theorem) as CDOT; and this should also streamline and expedite CDOT's review and approval process.

Engineering Staff negotiated the fee for these services with Theorem utilizing the same hourly rates that are being used in the CDOT contract.

The proposed contract with Theorem is for an amount not to exceed \$450,000.00 using funding set aside in Fund 230, Business Unit 800451.473100.

RECOMMENDED ACTION:

Approval of a Public Contract for Services (PCS) with Theorem Design Group, Inc. (Theorem) for the State Highway 83 at Prairie Canyon Ranch Access Improvements Project, for a total amount of \$450,000.00, Douglas County Project Number CI 2025-022.

REVIEW:

Kristina Mann	Approve	2/26/2026
Jeff Garcia	Approve	3/5/2026
Christie Guthrie	Approve	3/5/2026
Doug DeBord	Approve	3/5/2026

ATTACHMENTS:

PCS Contract Theorem-PCS-SH83-PrarieCanyonRanch-Brolin B