



**DATE:** May 11, 2026

**TO:** Honorable Mayor and City Council

**FROM:** Brent Smith, Community Development Director

**SUBJECT:** Resolution authorizing a supplemental appropriation of \$630,000 from Traffic Impact Fees (Fund 510) to Isabel Avenue/I-580 Interchange Project TI199238 and authorizing execution of an agreement with Interwest Consulting Group, Inc., in an amount not-to-exceed \$592,000 and a term ending on December 31, 2031, to provide project management and right-of-way engineering services for the Isabel Avenue/I-580 Interchange Project TI199238.

**RECOMMENDED ACTION**

Staff recommends the City Council adopt a resolution:

1. Authorizing a supplemental appropriation of \$630,000 from Traffic Impact Fees (Fund 510) to Isabel Avenue/I-580 Interchange Project TI199238; and
2. Authorizing the City Manager to execute an agreement with Interwest Consulting Group, Inc., in an amount not-to-exceed \$592,000 and a term ending on December 31, 2031, to provide project management and right-of-way engineering services for the Isabel Avenue/I-580 Interchange Project TI199238.

**DECISION TYPE**

Administrative

**SUMMARY**

The City of Livermore (City) is finalizing the right-of-way transfers to the California Department of Transportation (Caltrans) associated with Isabel Avenue/I-580 Interchange Project TI199238. This includes transferring 15 right-of-way parcels, totaling approximately 36 acres and valued at \$34.8 million, from the City to Caltrans and completing all associated legal, title, and record documentation.

To complete this work, the City requires a consultant with specialized experience in Caltrans right-of-way processes to provide project management, prepare legal descriptions and plats, clear title encumbrances, and coordinate with utilities and partner agencies.

Interwest Consulting Group, Inc., (Interwest) has extensive experience working with Caltrans on major transportation projects and has been identified as the most qualified firm to provide these services. This agreement will support the timely and efficient closeout of the right-of-way phase for the Isabel Avenue/I-580 Interchange Project T1199238.

In addition, staff requests a \$630,000 supplemental appropriation from Traffic Impact Fees (Fund 510) to cover this professional services agreement, escrow fees and title insurance, and other right-of-way closeout work for the project.

**DISCUSSION**

The Isabel Avenue/I-580 Interchange Project T1199238 represents the final segment of a multi-decade effort to relocate SR 84 from downtown Livermore to the Isabel Avenue corridor and improve regional traffic circulation. Construction of the corridor and interchange improvements is complete, and the project is now in the final right-of-way phase, which requires transferring ownership of acquired parcels from the City to Caltrans [(State Project 04923157L, Federal Project RPSTPL-5054(009)].

To complete this phase, the City must transfer 15 right-of-way parcels, consisting of 12 in-fee parcels and 3 State Route parcels, totaling approximately 36 acres. This process requires preparation of legal descriptions, plats, deeds, and record maps, as well as coordination with Caltrans, utility companies, partner agencies, and a title company to identify and clear encumbrances and finalize title reports.

The parcels to be transferred to the State are summarized in the tables below:

**SR 84 corridor, Isabel Avenue (SR 84)/I-580 Interchange, and Portola Avenue/I-580 Overcrossing**

City Transfer Parcel	State Transfer Parcel No.	APN	Acquisition Type	Previous Parcel Owner	Area (Square Feet)
1	62689-1	903-0010-003	Fee	Foley	47.36
2	62689-2	903-0010-007-01	Dedication	Shea	1,249.69
3	62689-3	903-0010-036-01	Dedication	Shea	487,663.30
4	62689-4	904-0005-004-05	Fee	Gondolfo	3,684.49
5	62689-5	904-0004-006	Fee	Livermore	46,655.10
6	62689-6	099-1331-023-04	Fee	Baca	290.63
7	62689-7	904-0004-056	Fee	Livermore	1,596.29
8	62689-8	904-0004-004-01	Fee	BART	765,694.05
9	62689-9	903-009-006-04	Fee	Lin	51,026.32
10	62689-16	903-009-006-10	Fee	DR Liv. 1, LLC	3,503.65
S83 - 1	58625-1	ROW	Section 83	City	4,057.99
S83 - 2	58647-1	ROW	Section 83	City	26,790.30
S83 - 3	58648-1	ROW	Section 83	City	293,225.08

**Airway Boulevard/I-580 Interchange**

City Transfer Parcel	State Transfer Parcel No.	APN	Acquisition Type	Previous Parcel Owner	Area (Square Feet)
11	57924-1	905-0009-057-02	Fee	Livermore	14,138.40
12	57924-2	ROW	Fee	Livermore	198,309.99

These parcels represent the final right-of-way needed to establish the ultimate State highway boundary for the SR 84 corridor.

The City has been working with Caltrans District 4, utility providers, and regional agencies over several years to acquire the necessary right-of-way and prepare draft transfer documents. With the acquisition of the final parcel in October 2025, the City is now positioned to complete the right-of-way closeout process and transfer ownership of the corridor improvements to the State.

To complete this work, the consultant will coordinate with the City's title company to review preliminary title reports, identify encumbrances, and prepare the legal descriptions, plats, and deeds necessary to complete the transfer process. Additional coordination is required with utility providers and partner agencies to establish new easements and resolve existing encumbrances along the corridor.

In 2024, City staff issued a Request for Qualifications for plan checking, legal description reviews, and other engineering services. Statements of Qualifications were received from 11 firms and the top five were selected for interviews. Interwest was rated as one of the top firms and was shortlisted for future agreements. Interwest is the most qualified consultant to provide the required right-of-way services based on their extensive experience working with Caltrans on complex transportation projects. In March 2026, City staff requested a proposal from Interwest to perform project management and right-of-way engineering services. Staff reviewed the proposal and determined that it meets the project requirements.

The agreement includes the following key tasks:

#### Project Management

- Manage the scope, schedule, budget, and coordination with City staff throughout the project.

#### Utility and Agency Coordination

- Coordinate with PG&E, Sprint, and other utility providers to establish new easements for relocated facilities along SR 84 and Portola Avenue.
- Coordinate with BART to establish an underground utility easement near Kitty Hawk Road.
- Coordinate with Alameda County Public Works to resolve existing drainage and slope easements associated with the Airway Boulevard/I-580 interchange.

#### Right of Way Engineering

- Prepare plats and legal descriptions for underground utility relocation easements, public utility easements, and State maintenance and access easements.
- Review preliminary title reports for the 15 right-of-way transfer parcels, identify and clear encumbrances, and coordinate with the title company and Caltrans to finalize title reports.

- Prepare grant deeds and quitclaim documents for the transfer of right-of-way parcels.
- Update and finalize State right-of-way record maps and deeds for State acceptance.
- Review right-of-way transfer documents for the related Isabel Avenue/SR 84 Widening Project managed by the Alameda County Transportation Commission, as directed by the City.

This agreement with Interwest, in an amount not-to-exceed \$592,000, will provide the project management and right-of-way engineering services necessary to complete the right-of-way phase and facilitate transfer of the corridor improvements to the State.

### **FISCAL AND ADMINISTRATIVE IMPACTS**

The adopted FY 2025–30 Capital Improvement Plan includes funding for the Isabel Avenue/I-580 Interchange Project TI199238 with \$565,000 of Traffic Impact Fees (Fund 510) in FY 2024-26 and \$30,000 in FY 2026-27 for the project. Additional funding was identified in the out years (FY 2030-45) to complete the project. Staff is now requesting a supplemental appropriation of \$630,000 from Traffic Impact Fees (Fund 510) to accelerate the schedule and cover the cost of this professional services agreement, escrow fees and title insurance, and other right-of-way closeout work for the project.

This project will not increase operation and maintenance costs.

### **COMMUNITY PILLAR**

1: A Safe Community That Thrives

### **GOAL**

10: Work to maintain a safe and efficient local transportation network and address safety concerns.

### **ATTACHMENTS**

1. [Project Location Map](#)
2. [Resolution](#)
3. [Exhibit A - Interwest Agreement](#)

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