



## Legislation Details (With Text)

**File #:** 17-154      **Version:** 1      **Name:**  
**Type:** General Business      **Status:** Agenda Ready  
**File created:** 4/10/2017      **In control:** Town Council  
**On agenda:** 4/25/2017      **Final action:**  
**Title:** Star Meadows Park Construction  
**Sponsors:** Parks & Recreation, Farrell Buller  
**Indexes:**  
**Code sections:**

**Attachments:** 1. Star Meadows Park Master Plan Renderings, 2. Goodland Construction, Inc, Corrected Bid

Date	Ver.	Action By	Action	Result
4/25/2017	1	Town Council		

**SUBJECT: General Business**

**Star Meadows Park Construction**

**DEPARTMENT: Parks & Recreation**

**PRESENTER: Farrell Buller, Parks & Recreation Director**

### FISCAL INFORMATION:

Cost as Recommended: \$ 2,338,325.45

Balance Available: \$ 1,600,000.00 (Parks Improvement Impact Fund)  
\$ 0.00 (Tree Impact Fund)

Budget Line Item Number: 320-50-110-605000-100193  
330-50-110-605000-100193

New Appropriation Required: Yes - Parks Improvement Impact Fund \$ 690,000.00  
Yes - Tree Impact Fund \$ 48,350.00

### STAFF RECOMMENDATION:

**Approve Goodland Construction, Inc. to serve as general contractor and Design Concepts to serve as construction administrator**

### SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In the fall of 2016 the Board of Trustees approved the site master plan for the Flatiron Meadows Neighborhood Park (Star Meadows Park) and authorized the Parks & Recreation Department to contract with Design Concepts to complete construction documents and go out to bid.

Construction Contract

On February 22, 2017 an invitation to bid was released and three bids were received as shown below:

Krische Construction	\$1,924,288.09
Colorado Designsapes	\$2,274,000.00
Goodland Construction, Inc.	\$2,095,859.50**

\*\* Note: this is a revised total bid amount based on corrections made to calculated bid quantities

Analysis completed by staff it has been determined that Goodland Construction, Inc. is the best overall contractor to complete the project based on the following factors:

- Bid amount
- Past work history/experience
- Completion of similar projects

#### Construction Administration Contract

In order to successfully complete the construction of this project staff will contract with Design Concepts to serve as construction administrator on the Town's behalf. As the consultant hired to complete the original master plan and construction documents, Design Concepts is most familiar with the overall project, Town expectations and standards, and can be trusted to serve in the best interest of the Town.

#### Project Budget Summary

The following is a summary of the total project costs and source of funding:

Costs:	
Construction Contract	\$ 2,095,859.50
Contingency (10%)	\$ 209,585.95
Construction Administration	<u>\$ 32,880.00</u>
Total	\$ 2,338,325.45

Funding:	
Park Improvement Impact Fund	\$ 1,671,570.95
Tree Impact Fund	\$ 48,350.00
Developer Funds**	<u>\$ 618,404.50</u>
Total	\$ 2,338,325.45

\*\* Per the master development agreement for Flatiron Meadows, the developer is required to pay the costs associated with tap fees, final grading, soil preparation, purchase and installation of grass, purchase and installation of a permanent irrigation system (including electrical facilities for said system), landscaping within all adjacent right-of-ways and landscape buffers. In addition the developer is responsible to pay the Town water dedication fees in the amount of \$549,498.40, over and above the \$618,404.50 in the table above.

Once approved the anticipated project schedule is as follows:

Notice of Award	April 26, 2017
Notice to Proceed	May 2, 2017
Construction Begins	May 15, 2017
Substantial Completion	Mid-November, 2017

#### **ATTACHMENTS:**

1. Star Meadows Park Master Plan Renderings
2. Goodland Construction, Inc. Corrected Bid