



STAFF REPORT

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director
Roy Gallea, P.E., Engineering Manager
Emily Huth PE, Project Manager
David Choi, Water Engineer

Title: **Resolution Approving the Third Amendment to the Service Agreement between the Town of Castle Rock and Burns & McDonnell Engineering for the Front Street Downtown Connection, RWRWTC Pump Upgrades and Liggett Road Pipe Upsize Projects** *[Located in various locations throughout Castle Rock, CO]* – CRW Project Numbers 250011 and 250012

Executive Summary

Castle Rock Water (CRW) staff seeks Town Council approval of a Resolution (**Attachment A**) approving the Third Amendment to the services agreement with Burns & McDonnell Engineering (BMCD) for the Front Street Downtown Connection, Ray Waterman Regional Water Treatment Center (RWRWTC) Pump Upgrades and Liggett Road Pipe Upsize Projects (**Exhibit 1**). This proposed Third Amendment is a contract addition in the amount of \$126,613 and an extension of the contract through March 31, 2027. The new revised contract amount would be \$703,512 which is outside the current Council Authorization of \$595,228. The primary purpose of the Third Amendment is to retain BMCD for construction phase services on the Front Street Downtown Connection project, as well as include some additional design services to accommodate a revised alignment for the Liggett Road pipeline after negotiations with property owners in the original alignment were unsuccessful.

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

The original agreement was approved by Town Council on April 16, 2024 in the amount of \$405,500, plus a Town-managed contingency in the amount of \$40,550. Amendment 2 was approved by Town Council on June 3, 2025 to add \$149,178 to the total authorization amount.

Castle Rock Water staff presented this item to the Castle Rock Water Commission at their meeting held on May 27, 2026, and the Castle Rock Water Commission voted unanimously 6 to 0 to recommend Town Council approval of the Resolution as presented.

Discussion

This design services agreement was approved by Town Council on April 16, 2024 in the amount of \$405,500, plus a Town-managed contingency in the amount of \$40,550. In the effort to reduce administrative and contracting costs, gain economies of scale and generate more competitive engineering bids, CRW staff combined three separate but smaller design projects into one request for proposals. Included in the scope of this design project are 1) new Front Street Downtown Connection pipeline (up to 12" diameter for approximately 2,600 Linear Feet) to connect the Yellow Pressure Zone on Front Street to Wilcox Street, 2) recommendations for upgrades to the Red Zone and Green Zone pumps at Ray Waterman Regional Water Treatment Center (RWRWTC), and 3) upsizing the Liggett Road Pipeline from Plum Creek Water Purification Facility (PCWPF) to the distribution system on Liggett Road to accommodate the PCWPF expansion from 6 Million Gallons Per Day (MGD) to 12 MGD, which will eliminate the bottleneck in the Town's distribution system from PCWPF.

The First Amendment added \$22,221 to BMcD's contract for additional survey required after selecting alignments for the two pipeline projects. The Second Amendment added \$149,178 for specialized geotechnical and trenchless design services for challenging railroad crossings, additional field investigations and a Geotechnical Baseline Report to reduce construction risk, and revisions to pumping and clearwell analyses at RWRWTC to better align with long-term system needs.

BMcD has completed preparation of the Issued for Bid (IFB) documents for the Front Street Downtown Connection project. The project is currently undergoing review with Union Pacific Railroad (UPRR), and upon completion of that process, all required permits and regulatory approvals will be in place to bid the package for construction. The Third Amendment will add construction phase services for the Front Street Downtown Connection portion of the project to BMcD's contract, including review of shop drawings and submittals, responses to contractor requests for information (RFI's), site visits and inspections, and completion of record drawings. The Front Street Downtown Connection portion of the project is anticipated to be bid and constructed in July 2026. The most recent construction estimate provided by the engineer is \$3.2M.

This amendment does not include any additional work on the RWRWTC pumps. The original scope included an analysis of the existing high service pumps and pumping facility which has been completed. Any future work associated with the RWRWTC pump upgrades will be completed using a separate contract.

Additionally, as the Town advanced final easement negotiations for the Liggett Road Pipe Upsize project, negotiations were unsuccessful with the Scotts, the affected private property owners. As a result, the Town evaluated an alternative alignment across an adjacent parcel owned by JRW Family Limited Partnership (Walkers). Productive coordination with the Walkers supported development of a new proposed pipeline alignment within their property. The Third Amendment includes redesign of the Liggett Road pipeline by BMcD to accommodate the revised alignment, along with additional topographic and subsurface utility surveys necessary to support the redesign.

Upon execution of this amendment, BMcD will begin additional survey work along Liggett Road, and the Town will finalize easement agreements with the Walkers. The Town and BMcD will coordinate to complete the Liggett Road Pipe Upsize Project design by the end of 2026 in preparation for future construction which is planned for construction in 2031. The most recent construction estimate provided by the engineer is \$5.2M.

Budget Impact

The proposed Third Amendment is in the amount of \$126,613. This will exceed the remaining contingency available in the current \$595,228 total authorization amount. Staff recommends approving BMcD’s proposed Third Amendment in the amount of \$126,613 which would bring the total contract amount to \$703,512. The remaining contingency of \$18,329 will be retained. The costs associated with this amendment will be broken down as follows: \$107,659.50 towards the Front Street Downtown Connection Project (Project No. 250011) and \$18,953.50 towards the Liggett Road Pipe Upsize Project (Project NO. 250012).

The following account information applies to all agreements related to design services for the Front Street Downtown Connection, RWRWTC Pump Upgrades, and Liggett Road Upsize projects.

CRW Project No.	Account Name	Account Number	PO Number	2026 Available Budget
250011 & 250012	Frnt St to Dwntwn Wtrline	210-4275-442.79-29	2848	\$1,917,082.60

The following table summarizes budget impacts for requests that have been previously approved and the budget impact for the currently proposed Amendment 3.

Agreement	Contract \$	Contingency \$	Authorization \$
Original Agreement <i>(approved 4/16/2025)</i>	405,500	40,550	446,050
Amendment 1 <i>(approved 4/10/2025)</i>	22,221	(22,221)	0
Amendment 2 <i>(approved 6/12/2025)</i>	149,178	0	149,178
Current Totals	576,899	18,329	595,228
Amendment 3 <i>(under consideration)</i>	126,613	0	126,613
Amended Totals	703,512	18,329	721,841

Staff Recommendation

Staff recommends Town Council approval of the resolution to approve the Third Amendment to the Service Agreement between the Town of Castle Rock and Burns & McDonnell for the Front Street Downtown Connection, RWRWTC Pump Upgrades, and Liggett Road Pipe Upsize Projects in the amount of \$126,613, for a total authorization

amount of \$721,841 (includes BMcD total contract amount of \$703,512 and retained contingency of \$18,329).

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: Third Amendment to the Town of Castle Rock Service Agreement

Attachment B: Location Map for Front Street Downtown Connection

Attachment C: Location Map for Liggett Road Pipe Upsize