

# **RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH COLORADO DESIGNSCAPES, INC., FOR THE PLUM CREEK NORTH PARK PROJECT**



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JUNE 20, 2023



# QUALITY OF LIFE

## CORE SERVICE LEVELS ESTABLISHED IN PARKS AND RECREATION MASTER PLAN

- Build parks within safe walking distance of residents (half-mile service radius)
- 8 developed park acres per 1,000 residents
- Assess and plan renovations at existing facilities to sustain current levels of service
- 2015 – Philip S. Miller Park  
2017 – Festival Park  
2019 – Deputy Zack S. Parrish III Memorial Park  
2022 – Cobblestone Ranch Park  
2023 – Butterfield Crossing Park  
2024 – Mitchell Gulch Park  
2024 – Plum Creek North Park





# PLUM CREEK NORTH PARK

This project was identified as a priority in the department's 2019-2024 Capital Improvement Plan and will construct a new park at 2225 Emerald Drive.



# PROJECT BACKGROUND

- Several Executive Sessions held throughout 2019 to discuss potential acquisition
- May 2019 – Town Council provided opportunity for public input on land acquisition
- Independent appraisal performed by Kilty and Company
- Purchase approved and completed late 2019
- Amenities deemed to be beyond repair and removed to ensure public safety and prepare for future park development





# PARK MASTER PLAN

Landscape architect DHM Design Corporation (DHM) engaged residents and staff to assess needs and desires and obtain public input to create the park's design.



# BUDGET

The Town issued an Invitation for Bids (IFB) via the Rocky Mountain E-Purchasing System for the Plum Creek North Park project and two responses were received:

General Contractor	Bid Amount
Colorado Designscares, Inc.	\$3,682,350.00
Native Sun Construction, Inc.	\$5,274,773.94

In addition to the base bid, project costs will include an allowance for signage and an allowance for flared-end section - both of which are included in the Colorado Designscares contract - for a total contract authorization amount of \$3,737,350.

To reduce project costs, staff will purchase playground equipment directly and contract its installation. Town-managed contingency, additional Town-managed allowance and permit and system development fees will result in a total project cost of \$4,646,560.88.

# BUDGET

\$3.5 million was approved for this project in the 2023 budget. An additional \$1.1 million allocation will require Town Council approval through a budget amendment, which is scheduled for June 20, 2023. The Plum Creek North Park Project will be expensed to the Parks and Recreation Capital Fund account number 130-5275-452.75-21.

<b>Construction Contract with Colorado Designsapes, Inc.</b>	<b>Amount</b>
Base bid	\$3,682,350.00
Flared end section and signage allowances	\$55,000.00
<b>Construction Contract Total</b>	<b>\$3,737,350.00</b>
<b>Additional Costs</b>	
Town-managed contingency	\$261,614.50
Permit and system development fees/general allowance	\$162,120.50
Landscape Structures, Inc. (playground equipment/contingency)	\$387,575.88
Rocky Mountain Recreation (equipment installation/contingency)	\$97,900.00
<b>Total Additional Costs</b>	<b>\$909,210.88</b>
<b>Overall Project Total</b>	<b>\$4,646,560.88</b>
<b>Approved 2023 Budget</b>	<b>\$3,500,000.00</b>
<b>2023 Budget Amendment #2 Request Amount (June 20, 2023)</b>	<b>\$1,146,560.88</b>



# PROPOSED MOTION

*“I move to approve the Resolution as introduced by title.”*

## ALTERNATE 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).”*





**THANK YOU**  
QUESTIONS?