

# **RESOLUTION APPROVING A CONSTRUCTION CONTRACT WITH COLORADO DESIGNSCAPES, INC., FOR THE MITCHELL GULCH PARK RENOVATION PROJECT**

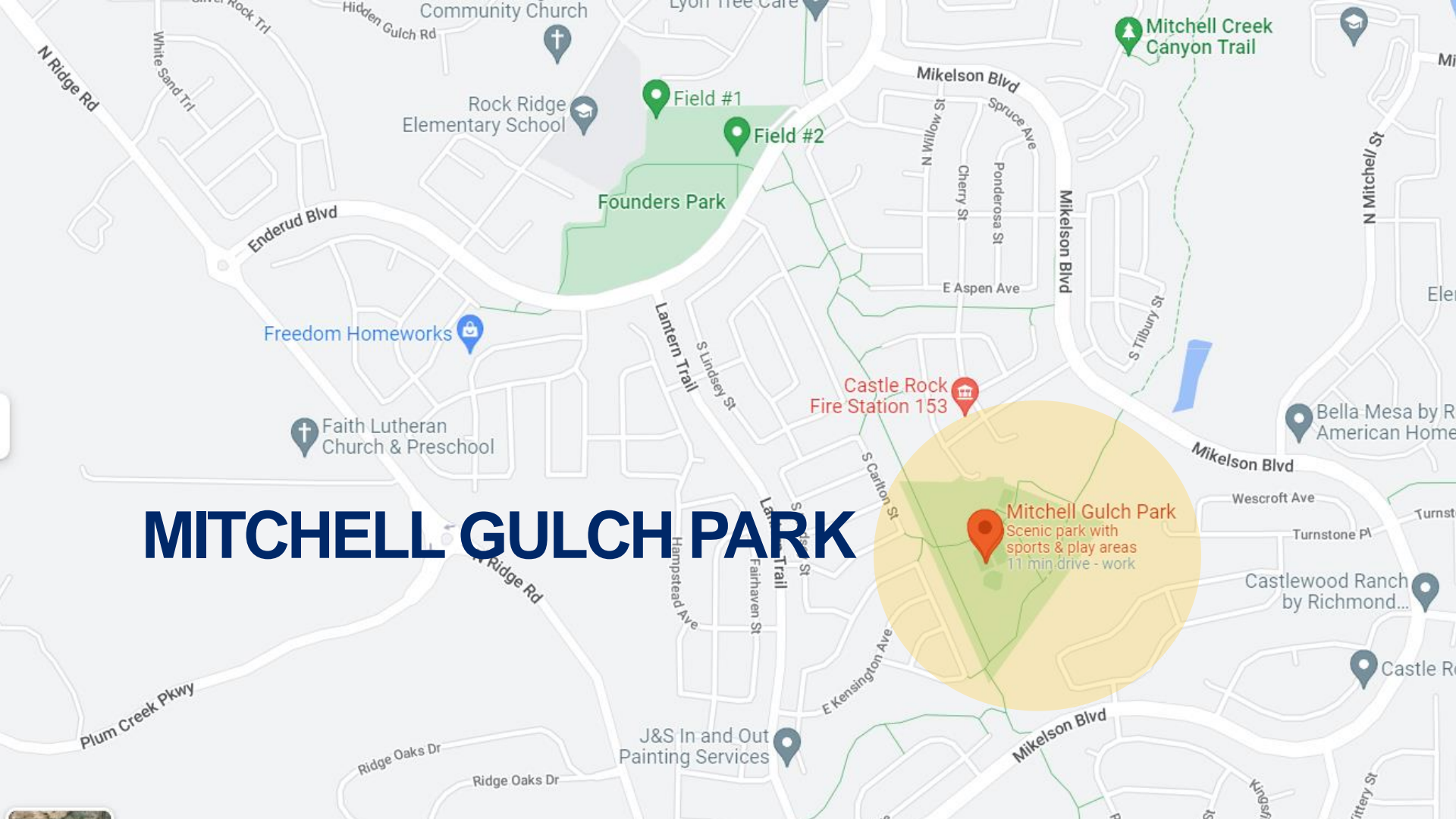


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OCTOBER 18, 2022



# MITCHELL GULCH PARK



# CAPITAL IMPROVEMENT PLAN

The Council-approved Parks and Recreation Master Plan identifies the need to assess and plan renovations at existing facilities to sustain current levels of service and ensure user safety to continue to meet resident expectations. The Mitchell Gulch Park Renovation was identified as a priority in the department's 2019-2024 Capital Improvement Plan.







# PARK IMPROVEMENT PROJECTS SURVEY RESULTS

## MITCHELL GULCH PARK

99  
replies

### HOW DO YOU TRAVEL TO THE PARK?



### HOW OFTEN DO YOU USE THE PARK?



### TOP 3 IMPROVEMENTS OR ELEMENTS:



- 1 Series of looped trails in natural area (48 votes)
- 2 Yard or plaza games (42 votes)
- 3 Kids pump-track/ bike features (39 votes)



# RENOVATION MASTER PLAN

To plan renovation work, staff contracted landscape architect DHM Design Corporation (DHM) to engage residents and staff to evaluate maintenance issues, assess current and future programming needs and obtain feedback on desired enhancements.

DHM used this assessment process and public input to design the Mitchell Gulch Park Renovation Master Plan.

The project will feature new playground areas, six tennis courts, walkways, a pavilion, cornhole, a bike-pump track, a fitness area, an all-season restroom, dedicated parking areas, an entry sign, enhancements to lighting and irrigation and ADA accessibility improvements.





**PRIMARY PLAYGROUND**



**INTERMEDIATE PLAYGROUND**



# PROJECT SCHEDULE

Construction to commence fall 2022 and renovation project complete by summer 2023.



A project kick-off event is tentatively scheduled for 4-5 p.m. Tuesday, Oct. 25.



# BUDGET

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

## General Contractor

Colorado Designsapes, Inc.

Timberline Building Systems, LLC

## Bid Amount

\$3,211,965.50

\$2,466,243.53

The bid by Timberline Building Systems, LLC was incomplete and determined to be non-responsive. Staff recommends the selection of the low responsive bidder, Colorado Designsapes, Inc. Designsapes will complete park enhancements included within the project's base bid, as well as address stormwater retention (i.e. pond allowance) and provide the infrastructure for the parking lots and tennis courts.

## Colorado Designsapes Contract:

Service	Amount	Fund Account
Base contract and pond allowance (renovation)	\$2,779,482.50	Conservation Trust
Tennis and parking infrastructure (new improvement)	\$ 407,483.00	P&R Capital
Security camera and infrastructure	\$ 25,000	General Long Term Planning
<b>Construction Contract Subtotal</b>	<b>\$3,211,965.50</b>	
Town-managed contingency	\$ 321,196.55	Conservation Trust
<b>Total Contract Authorization</b>	<b>\$3,533,162.05</b>	

# BUDGET

Parks and Recreation has elected to work with additional contractors to supply equipment and/or complete installation of various renovation components to reduce overall project costs. The additional vendors and planned project expenditures are represented below, and contracted items over \$250,000 will be considered by Town Council for approval following this agenda item on October 18, 2022.

<b>Vendor/Cost (service)</b>	<b>Amount</b>	<b>Fund Account</b>
Renner Sports Surfaces (concrete tennis courts)	\$820,737.49	P&R Capital
Landscape Structures (playground equipment)	\$392,725.52	Conservation Trust
Rocky Mountain Recreation (playground installation)	\$ 94,875.00	Conservation Trust
Churchich Recreation (fitcourse equipment and installation)	\$ 28,539.00	Conservation Trust
CXT (restroom)	\$114,544.00	P&R Capital
DHM Design Corporation (design contract)	\$136,488.00	P&R Capital
Fund balance for allowance and fees	\$ 55,000.00	Conservation Trust
Ground Engineering (materials testing)	\$ 23,694.00	Conservation Trust
<b>Total Project Costs (with Designscares Contract Authorization)</b>	<b>\$5,199,765.06</b>	



# BUDGET

The project expenses have been budgeted and will be funded from various accounts. A short-term interfund loan of \$3,700,070.27 is needed from the Parks and Recreation Capital Account to fund renovations upfront and will be repaid with Douglas County Shareback funds from 2022 and 2023.

<b>Vendor / Service</b>	<b>Amount</b>	<b>Fund (Account Number)</b>
Designscapes Colorado (Base contract and pond allowance)	\$2,779,482.50	Conservation Trust (122-5475-454.75-18)
Designscapes Colorado (tennis and parking infrastructure)	\$407,483.00	P&R Capital (130-5275-452.75-21)
Designscapes Colorado (camera and infrastructure)	\$25,000	General Long Term Planning (136-1840-418.70-30)
<b><i>Designscapes Construction Contract Subtotal</i></b>	<b><i>\$3,211,965.50</i></b>	
Town-managed contingency for Designscapes' contract	\$321,196.55	Conservation Trust (122-5475-454.75-18)
<b><i>Total Designscapes Contract Authorization</i></b>	<b><i>\$3,533,162.05</i></b>	
Renner Sports Surfaces (concrete tennis courts)	\$820,737.49	P&R Capital (130-5275-452.75-21)
Landscape Structures (playground equipment)	\$392,725.52	Conservation Trust (122-5475-454.75-18)
Rocky Mountain Recreation (playground installation)	\$94,875.00	Conservation Trust (122-5475-454.75-18)
Churchich Recreation (fitcourse equipment and installation)	\$28,539.00	Conservation Trust (122-5475-454.75-18)
CXT (restroom)	\$114,544.00	P&R Capital (130-5275-452.75-21)
DHM Design Corporation (design contract)	\$136,488.00	P&R Capital (130-5275-452.30-70)
Fund balance for allowance and fees	\$55,000.00	Conservation Trust (122-5475-454.75-18)
Ground Engineering (materials testing)	\$23,694.00	Conservation Trust (122-5475-454.75-18)
<b><i>Total Project Authorization</i></b>	<b><i>\$5,199,765.06</i></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?