



STAFF REPORT

To: Honorable Mayor and Members of Town Council

Through: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Matt Benak, P.E., Water Resources Manager
Lauren Moore, Water Resources Project Manager

Title: **Resolution Approving a Construction Contract with Applied Ingenuity PM, LLC for the 2025 Denver Basin Aquifer Wells Rehabilitation and Pumping Equipment Replacement Project** [*Three wells within the Meadows, Founders, and Castle Oaks subdivisions*]

Executive Summary

The purpose of the resolution (**Attachment A**) is to request Town Council approval of a Construction Contract (**Exhibit 1**) with Applied Ingenuity PM, LLC (Applied) for the 2025 Denver Basin Aquifer Well Rehabilitation and Pumping Equipment Replacement Project. In 2016, Castle Rock Water started a planned well rehabilitation program. This program is designed to help maintain water production yields from our current deep well assets and to reduce the likelihood of emergency well failures. The program targets wells that are showing declines in well yield and/or have been identified as equipped with older pumping equipment. This program has proven successful over the past nine years due to limited well failures during peak demand season, increased well efficiencies, decreased power consumption, and increases in well yield. The 2023/2024 rehab project included five wells and contributed to an increase in well efficiency of 9% over the past year, as shown below.

Year	Well Production of 2023/2024 Rehab Project Wells
2023 (pre-rehab)	727 gpm
2024 (post-rehab)	790 gpm

This spring, CRW is targeting three Denver Basin wells for planned rehabilitation and equipment replacement with Applied. **Attachment B** shows the locations of the wells that will be rehabilitated. CRW recommends approval of a construction contract with Applied in the amount of \$670,574.00 plus a ten percent Town-managed contingency in the amount of \$67,057.40 for a total project cost with Applied of \$737,631.40. The schedule is critical for this

project given the need for these wells during irrigation season. Work will begin immediately upon contract approval and is scheduled for substantial completion by June 2025.

Notification and Outreach Efforts

All work will be completed on Town of Castle Rock property. Notification and outreach efforts will include postcard mailers to nearby homes describing the project details such as location, dates, and work hours. Additionally, the project will be listed on the Castle Rock Water website.

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

Castle Rock Water staff presented this item to the Castle Rock Water Commission at their meeting held on February 26, 2025, and the Castle Rock Water Commission voted unanimously 5 to 0 to recommend Town Council approval of the Resolution as presented.

Discussion

It is important to keep our existing infrastructure operating in an efficient manner to ensure that peak water demands during the summer months can be met, without resorting to water curtailment measures due to well failures. In order to do this, the Water Resources Division has established a yearly rehabilitation and equipment replacement program for priority deep Denver Basin wells. A formalized program helps mitigate emergency well services due to pumping equipment failure. This is accomplished by identifying the wells that are showing declines in production due to biofouling and wells with older pumping equipment. Replacing older pumping equipment often provides the opportunity to resize equipment so that better well efficiency is achieved, reducing the long-term costs of operating the wells. CRW typically budgets \$1,000,000 annually for repair and maintenance.

The following wells are identified for the 2025 Denver Basin Aquifer Well Rehabilitation and Pumping Equipment Project: Arapahoe Aquifer Wells CR-28R, CR-39, and CR-123. The combined daily production from the wells is 1.0 million gallons per day, which collectively represents approximately 5% of our 5-year average peak Summer daily demand.

Castle Rock Water sent out an Invitation to Bid on Rocky Mountain BidNet. The following table is a summary of the bids:

Layne	Hydro	KP Venture	Applied	CO Pump
\$896,000.00	\$695,334.00	\$1,247,330.00	\$670,574.00	\$739,956.09

Upon review of the bid proposals, schedule, and pricing, CRW Staff decided to move forward with Applied. Applied has successfully worked with the Town on previous well rehabilitation projects and is also the emergency on-call contract with CRW's operations team.

Budget Impact

Funding for the project will come from the following account: CIP Repair and Maintenance - Wells 210-4250-442.40-37, which has a balance of \$1,000,000.

Project Account	Contract Amount	Contingency	Total Authorization
210-4275-442.40-37 Repair & Maintenance – Wells – 2025	\$670,574.00	\$67,057.40	\$737,631.40

Staff Recommendation

Staff recommends Town Council approval of a Construction Contract with Applied for the 2025 Denver Basin Aquifer Wells Rehabilitation and Pumping Equipment Replacement Project.

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: Construction Contract
- Attachment B: Location Maps