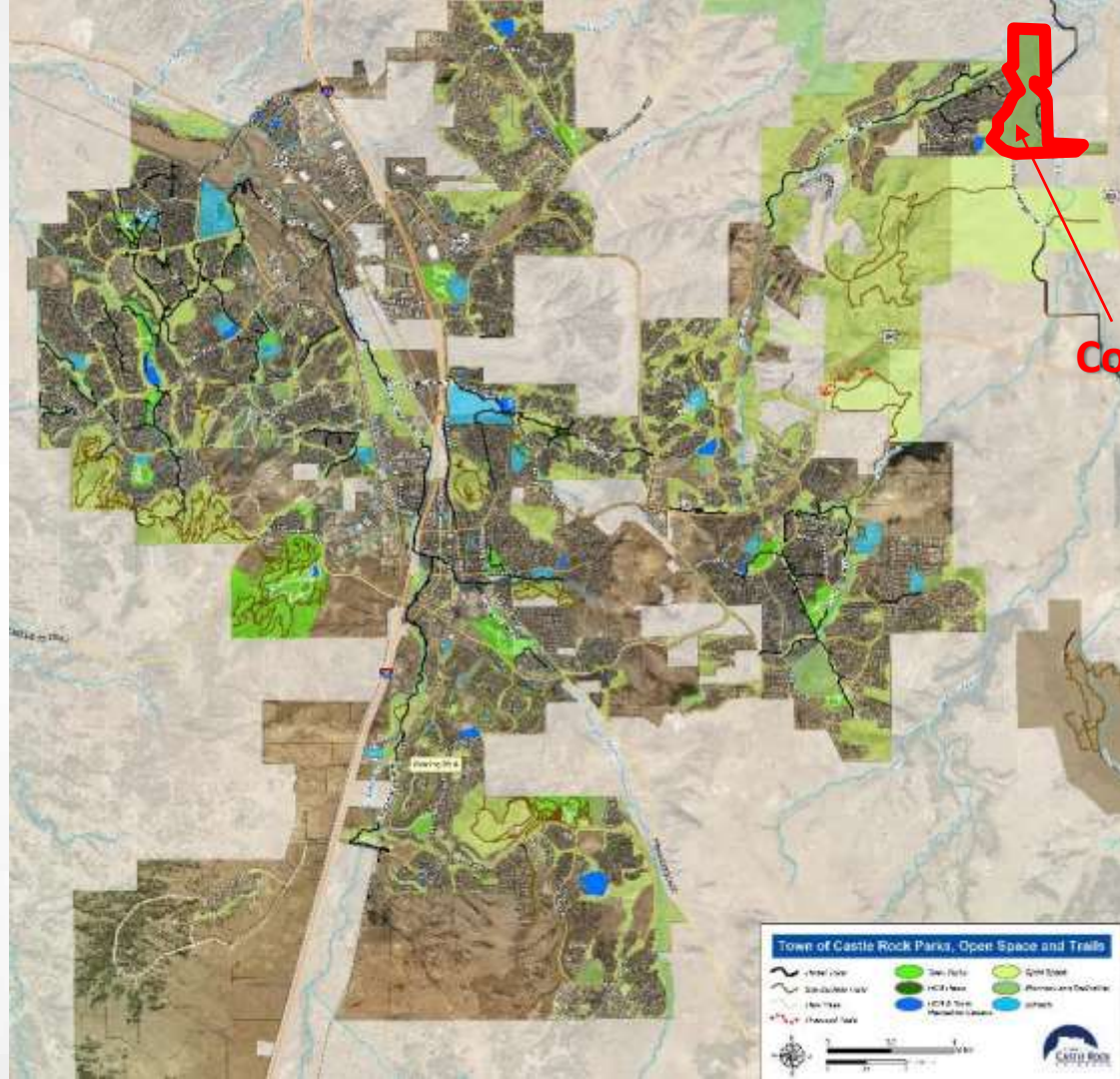


**RESOLUTION APPROVING A CONSTRUCTION
CONTRACT BETWEEN THE TOWN OF CASTLE
ROCK AND WHITE CONSTRUCTION GROUP
FOR THE COBBLESTONE RANCH PARK
PROJECT**

MAY 18, 2021



LOCATION MAP




**Cobblestone
Ranch
Park**

Cobblestone Park

Write a description for your map.

Legend

 cobblestone park

**Future
School**

**Cobblestone
Park Site**

Cherry Creek Trail

State HWY 83

Castle Oaks Drive

Google Earth

©2018 Google

1000 ft



DESIGN AND PUBLIC PROCESS

DECEMBER 2019

Town Council approved the Cobblestone Ranch Park Master Plan

FEBRUARY 2020

Launched public process for phase 1 design

MAY 2020

Final resident survey concluded

JUNE - NOVEMBER 2020

Design finalized and plans submitted to Development Services for review

SPRING 2021

Staff solicited construction bids

APRIL 2021

Parks and Recreation Commission unanimously endorsed contract with White Construction Group

- 1 Softball Sports Complex
 - 220' length field
 - 220' x 120'
 - Spectator seating
 - Concessions/Restroom
 - Field
 - Restroom
- 2 Bridgetown Field Area
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
- 3 Playground Area
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
- 4 Softball Sports Complex
 - 220' length field
 - 220' x 120'
 - Spectator seating
 - Concessions/Restroom
 - Field
 - Restroom
- 5 Soccer Fields (2)
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
- 6 Police Recreational Area
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'
 - 100' x 100'







- 1 Neighborhood Trail Connection
- 2 Open Lawn
- 3 Children's Bike Learning Track
- 4 Pickleball Courts (Alt 003)
- 5 Half Court Basketball
- 6 Heated and Plumbed Restroom (Alt 002)
- 7 Peachleaf Willow Plaza
- 8 2-5 Playground
- 9 Hammocks
- 10 5-12 Playground with Lookout Feature and Swings
- 11 Community Great Lawn
- 12 Great Lawn Leaf Shelter
- 13 Shelter
- 14 Preserved Sledding Hill
- 15 Parking (81 Stalls)
- 16 Park Entry Drive





BID RESULTS

FOUR BIDS WERE RECEIVED

General Contractor:

Native Sun Construction:

White Construction Group:

ECI Site Construction Management:

Elite Surface Infrastructure:

Bid Amount

\$4,490,369.26 (incomplete)

\$4,758,077.00 (recommended)

\$4,793,749.29

\$5,074,159.00

Native Sun Construction, Inc. appeared to provide the low project bid, but the contractor did not have park construction experience or supply unit costs as required through the Invitation For Bid.

Staff recommends the selection of the lowest responsive bid, White Construction Group, who is a licensed contractor with extensive experience in vertical and horizontal construction, including a portfolio of park projects.

With their base bid of \$4,758,077 and the acceptance of two alternates (plumbed restroom and pickleball), White Construction Group's contract will be \$5,189,354.

BUDGET IMPACT

This project will be funded through the Parks and Recreation Capital Fund generated through impact fees.

Base bid:	\$4,758,077
<u>Alternates:</u>	<u>\$431,277</u>
Total construction contract:	\$5,189,354

Materials testing:	\$38,097
Town-managed contingency:	\$331,894
<u>Permit and system development fees:</u>	<u>\$58,537</u>
Additional project costs:	\$428,528

Total project budget:	\$5,617,882
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RECOMMENDED MOTION

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



THANK YOU

QUESTIONS?





2021-2025 Balanced Financial Plan Parks and Recreation Capital Fund

Category	2019 Audited Actual	2020 Amended Budget	2020 Year-End Estimate	2021 Budget
Beginning Funds Available	\$ 3,266,903	\$ 2,093,011	\$ 2,093,011	\$ 2,169,914
Revenues				
Investment Earnings	\$ 69,303	\$ 25,805	\$ 25,805	\$ 106,783
Impact Fees	3,013,176	5,349,031	5,529,859	5,693,961
Transfers In	177,809	-	-	-
Total Revenues	\$ 3,260,288	\$ 5,374,836	\$ 5,555,664	\$ 5,800,744
Expenditures				
Services & Other	\$ 109,500	\$ 159,800	\$ 159,800	\$ 171,800
Debt & Financing	711,463	710,813	710,813	710,413
Interfund Loan	710,500	-	-	-
Transfers Out	245,896	-	-	-
Total Expenditures (Excluding One-Time)	\$ 1,777,359	\$ 870,613	\$ 870,613	\$ 882,213
Net Change Excluding One-Time Capital	\$ 1,482,929	\$ 4,504,223	\$ 4,685,051	\$ 4,918,531
Five Year CIP (One-Time Expenditures)	2,656,821	4,608,148	4,608,148	-
COP Prepayment	-	-	-	-
Contribution to or (Use of) Fund Balance	(1,173,892)	(103,925)	76,903	4,918,531
Ending Funds Available	\$ 2,093,011	\$ 1,989,086	\$ 2,169,914	\$ 7,088,445
Reserves & Internal Designations				
Park Reserve				750,000
Recreation Facility Reserve				375,000
Committed for Fund Purpose				5,963,445
Total Reserves & Internal Designations				7,088,445
Unobligated Reserves				\$ -

2021-2025 Notes and Assumptions

Click [here](#) or visit page 254 to view projected increases and Townwide assumptions

Click [here](#) or visit page 156 to view details regarding the Five Year Capital Improvement Program

2021

• Impact Fee revenue is based on 700 single family, 118 multi-family permits, and 295,968 sq. ft. of commercial development