

CASTLE ROCK WATER

**RESOLUTION 2026-051 APPROVING A CONSTRUCTION
CONTRACT WITH 53 CORPORATION LLC, FOR THE 6400 EAST
TRIBUTARY DAM RECONSTRUCTION AND DOWNSTREAM
REHABILITATION PROJECT *[PAINTBRUSH PARK]***

APRIL 21, 2026



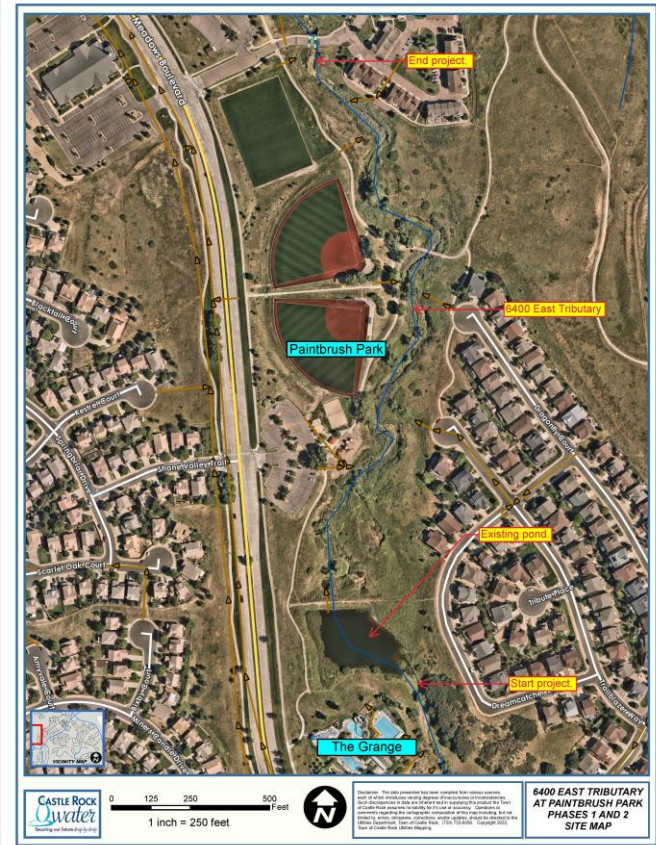
SITE LOCATION

3492 MEADOWS BLVD

Project is located near Paintbrush Park in the Meadows.

Project Phases:

- Phase 1: Dam reconstruction and pond improvements.
- Phase 2: Downstream drainageway rehabilitation and improvements.



Project Site Map

SUMMARY OF EXISTING CONDITIONS OF POND AND DAM

- Constructed in 1960 for agricultural use.
- Serves as a fishing pond and wildlife habitat.
- Experiencing embankment instability from downstream erosion; requires frequent outlet maintenance due to debris.
- Secured water rights through a 2022 Augmentation Plan.
- Classified as a Jurisdictional Dam (>10 ft) by the State Engineers Office requiring reconstruction or removal.



Existing Retention Pond

SUMMARY OF EXISTING CONDITIONS IN DOWNSTREAM CHANNEL

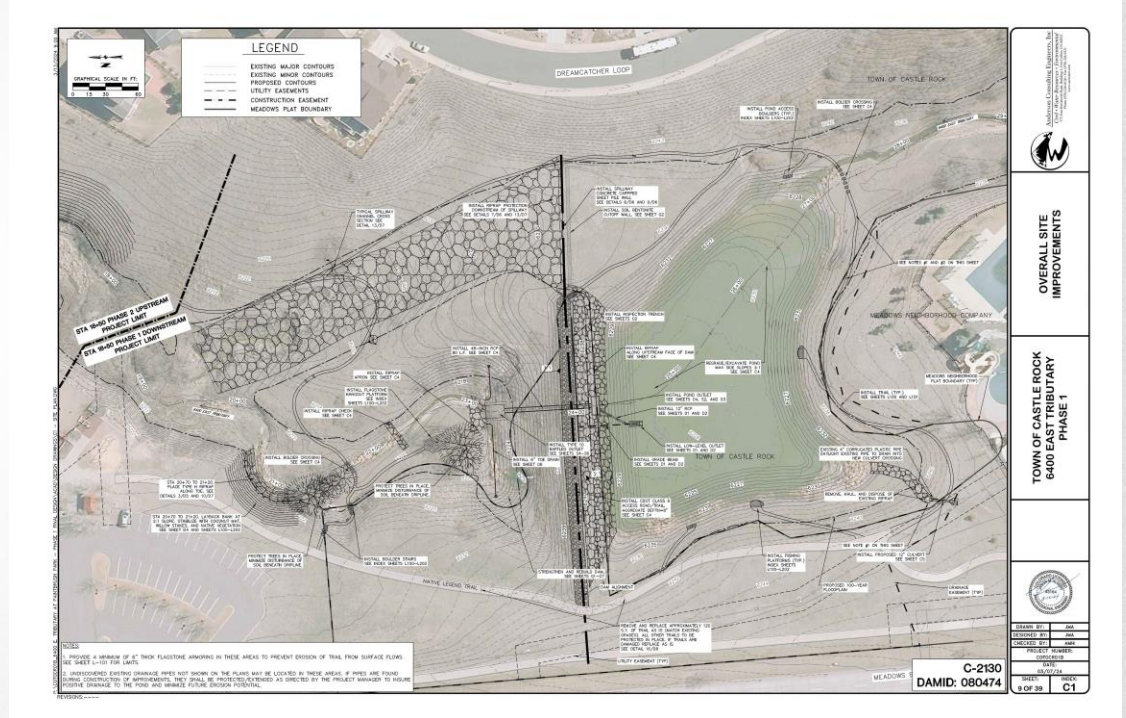
- Contains heavy vegetation.
- Includes social trails with unsafe channel crossings in multiple locations.
- Experiencing bank erosion threatening paved park trail adjacent to ballfields.
- Exhibits erosion at several storm sewer outfalls discharging into channel.



Bank Erosion adjacent to Paved Trail

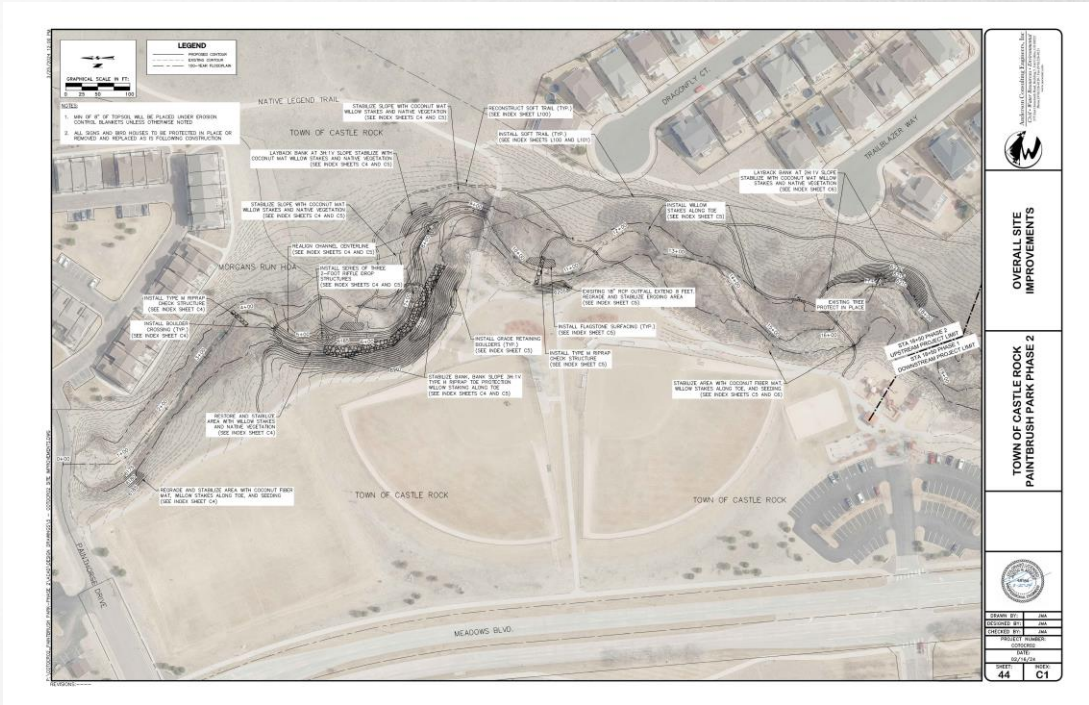
POND AND DAM IMPROVEMENTS

- Reconstruct pond north of The Grange to support recreational fishing.
- Reconstruct dam embankment to meet State Department of Natural Resources Dam Safety criteria.
- Incorporate water quality volume in the new pond.
- Add riprap-reinforced pond overflow spillway.



DOWNSTREAM IMPROVEMENTS

- Construct riffle pool drop structures to stabilize the downstream channel grade.
- Install riprap and grading to prevent stream bank erosion.
- Build soft-surface trails and stream-crossings.
- Landscape pond edges and stream corridor to reduce erosion and support habitat.



LIFESTYLE IMPROVEMENT ASPECTS



4 BOULDER POND ACCESS
SCALE: 3/8"=1'-0"

2 COCKLEIT FIBER MAT
SCALE: 1/2"=1'-0"

BOULDER NOTES

1. BUILT EXACTLY AS SHOWN INCLUDING MATERIALS, LAYERS, BOULDER LOCATIONS BEFORE PLACING.
2. EXPOSED BOULDERS IN A WAY TO NOT TRIP OR CAUSE OTHERS TO NOT TRIP THE TRAIL OR REMOVE EDGES WITH BUSH-HAMMER FOR SAFETY.
3. REVEALS EXPOSURE SHALL NOT BE OVER 1/2" ABOVE 1/2" OF MAT.
4. SEE SPEC SEC. 02-36-14 - AUGMENTED FOR EXTENSIVE IMPROVEMENTS FOR ADDITIONAL INFORMATION.

1 SPLIT RAIL FENCE
SCALE: 1/2"=1'-0"

3 COMPOSITE FISHING PLATFORM
SCALE: 1/2"=1'-0"

4 TRAIL NOTES

1. ALL TRAIL SURFACES SHALL BE CONSTRUCTED TO A MINIMUM OF 4% GRADE.
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3 COMPOSITE FISHING PLATFORM
SCALE: 1/2"=1'-0"

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SCALE: 1/2"=1'-0"

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3 COMPOSITE FISHING PLATFORM
SCALE: 1/2"=1'-0"

**TOWN OF CASTLE ROCK
6400 EAST TRIBUTARY
PHASE 1**

LANDSCAPE DETAILS

**C-2130
DAMID: 080474**

DATE: 01/23	BY: KJ
REVISION: 02	BY: KJ
CHECKED: 01/27	BY: KJ
PROJECT NUMBER: 210000008	DATE: 03/07/24
25 OF 30	L202

J-U-B SCOPE

- Provide construction-phase engineering support including submittal/RFI review, field coordination, and observation to ensure design compliance.
- Complete project closeout and regulatory requirements, including and FEMA LOMR submittal.
- Maintain continuity of the Engineer of Record through construction and final approval.



BUDGET & SCHEDULE

BIDDING RESULTS

- Invitation to Bid sent to 8 prequalified contractors.
- 53 Corporation provided the low bid of \$3,353,902.00
 - Phase 1: \$2,715,102.00
 - Phase 2: \$638,800.00
- Engineers Opinion of Probable Cost (EOPC): \$3,894,219.90
- Contingency: \$335,390.20
- Total Project Authorization: \$3,689,292.20
- Funding source breakout:
 - Stormwater: \$2,279,700.50
 - Water: \$1,409,591.70

Consulting Firm	Total Cost
53 Corporation	\$3,353,902.00
BT Construction	No Bid
Elite S&I	\$5,284,803.60
Garney Construction	No Bid
Global Underground	No Bid
Iron Woman Construction	\$7,654,676.70
JHL Constructors	No Bid
Velocity Constructors Inc.	No Bid

J-U-B COST CONTRIBUTION

- Total current contract amount: \$206,345
Remaining: \$112,00
- Requested additional authorization: \$421,200
- Total project authorization: \$627,545
- To be funded by the Stormwater Fund.

- Total 6400 East Tributary cost for both contracts from the Stormwater Fund: \$2,700,000.



BUDGET & SCHEDULE

METRO DISTRICT CONVERSATIONS

- Presented to Metro District #6 (January and April) on CIP funding opportunities.
- Ongoing coordination with Metro District #7 on funding opportunities for lifestyle improvements.

SCHEDULE

- Anticipated start late April early May.
- 13-month construction period.
- Anticipated project completion May 2027.
- Pond priority construction beginning in mid-late May starting with pond draining.

RECOMMENDATIONS

- Staff





- PROPOSED MOTION:

- *“I move to approve the Resolution 2026-051 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).”*