

July 30, 2024

Austin Payne  
Town of Castle Rock - Public Works Department  
4175 Castleton Ct.  
Castle Rock, CO 80109

Re: Request for Additional Funds for Town of Castle Rock Project Number 2017-02  
CDOT Project Number AQC M185-013 (23484) CM oversight contract

Dear Mr. Payne,

RockSol's contract agreement with the Town of Castle Rock to provide the construction management, inspection, and testing on the Four Corners Intersection Improvement project was for \$757,977.80. Ten percent (\$68,907) of these funds were contingency funds for the Town to use if needed. The current estimate to complete the construction oversight on the project is \$822,977.35. Funds needed to complete the project are \$1,028,977.80 - \$757,977.80 = **\$271,000.00**.

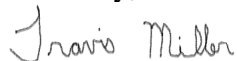
The request for proposal (RFP) for the project showed the estimated work duration of September 2022 to September 2023. The actual notice to proceed date for construction was October 4, 2023. The original staff that was proposed on the project were no longer available after the one-year delay and pay rates increased by six percent. Due to design difficulties experienced trying to get the project to advertisement, RockSol was requested to assist by helping the Town's staff review the design team's submittal package for advertisement. This time was not accounted for in the original cost proposal.

During construction, several critical issues with the plans have been discovered. Two of the larger issues resulting in more reviews, paperwork, and approvals are soil nail wall height not matching design height and design grades not matching existing elevations. The design grades not matching existing elevations required the design consultant to redesign portions of the project. The redesign caused the project to pause while completing it and added time and work to the construction contract. 50 Working Days are added to the original contract in the contract modification order.

A breakdown of the funds needed to complete the construction management on the project is attached that uses historical cost for working days charged and explanation of additional cost.

RockSol request that the current contract be modified to \$1,028,977.80 to cover the project until completion. If you have any questions, please do not hesitate to contact me at (719) 760-2196.

Sincerely,



Travis Miller  
Senior Transportation Engineer, PE  
Project Manager – RockSol Consulting Group, Inc.

### **Background of project:**

RockSol submitted a cost proposal on May 19, 2022, for anticipated work from September 2022 to September 2023.

- Construction NTP date of October 4, 2023
- All day-to-day staff no longer available for project after 13-month delay
  - Different staff with different rates
- Pay rates increases yearly
- Materials lab no longer in Monument. Moved to Colorado Springs in May 2024.
  - Sample delivery time increased
- The construction plans and specifications have warranted some additional resources to evaluate issues and several hours invested working through solutions due to the issues in the plans/specifications.

### **Financial analysis:**

The average cost of a working day for construction management is \$4K. To complete the CM for the original contract working days of 210-WD, an additional \$71K is needed over the \$757,977.80.

For every **working** day added to the contract due to extra work and redesign delays it costs approximately \$4K/WD using the historical data.

### **Funds needed:**

(Added working days) + \$71K = **Total needed**

50-WD added by CMO

$50 * \$4K + \$71K = \mathbf{\$271K}$

Total of contract =  $\$271,000 + 757,977.80 = 1,028,977.80$