



MEMORANDUM

To: Honorable Mayor and Members of Town Council

From: Mark Marlowe, P.E., Director of Castle Rock Water
Dan Sailer, P.E., Director of Public Works

Date: September 21, 2021

Title: Resolution Approving a Construction Contract Between the Town of Castle Rock and JBS Pipeline, LLC for the Craig and Gould North Infrastructure Improvements Project [north of Fifth Street, east of Front Street]

Executive Summary

Castle Rock Water and the Public Works Department are seeking Town Council approval of a Resolution (**Attachment A**) awarding a Construction Contract (**Exhibit 1**) with JBS Pipeline, LLC for the Craig and Gould North Infrastructure Improvements Project in the amount of \$6,917,215, plus a 15% Town-managed contingency in the amount of \$1,037,583, for a total project authorization of \$7,954,798. This project will be funded through the Transportation Fund and the Stormwater, Water and Wastewater Enterprise Funds. It is located in the residential neighborhood identified as Craig and Gould North, bounded by Rock Park to the north, Sunset Drive to the east, Fifth Street to the south and Front Street to the west (see **Attachment B**). Improvements generally include upgrading the streets, alleys, storm drainage, water and sanitary sewer infrastructure to meet current design criteria standards and replace aging infrastructure. For example, the water and sewer lines in the area are well over 60 years old with some being as old as 80 plus years. Rehabilitation and replacement of aging infrastructure is a key strategic priority for Castle Rock Water to ensure that we continue to maintain a high level of service for customers. The project is scheduled to begin in November 2021 and be completed by August 2023.

The total cost by funding source for this project is summarized in the table below:

Fund	Design	Supplemental Engineering	Construction	Total
Transportation	\$416,917	\$291,062	\$3,921,850	\$4,629,829
Stormwater	\$111,372	\$123,920	\$2,217,927	\$2,453,218
Water	\$31,487	\$45,941	\$1,255,598	\$1,333,026
Wastewater	\$23,324	\$40,536	\$559,423	\$623,284
Total	\$583,100	\$501,459	\$7,954,798	\$9,039,357

Notification and Outreach Efforts

Improvements will primarily be constructed within Town owned right-of-way and easements, and Union Pacific Railroad right-of-way.

Town staff have contacted residents through notification letters, and held five public open houses to present and discuss the proposed project during the design phase. The original scope identified two public meetings during the design process. However, staff determined that the additional meetings along with other discussions with individual property owners was warranted given the historic nature of the project and the challenging site constraints involved with each request. One more public open house is planned prior to construction. Staff will provide additional notifications through news releases and social media postings, as needed, and residents will be notified via door hangers in advance of expected water and sanitary sewer service disruptions. Project details and updates are also provided on the Town website, CRgov.com.

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

The Craig and Gould North project was originally presented to Council in 2007 following the completion of the Craig and Gould South project to establish the scope and budget of this work. The current project generally follows the scope as presented at that time.

The Craig and Gould North project design was presented to Town Council on January 8, 2019 at which time the Council awarded a design contract to AECOM. The project was delayed by one year in order to provide additional time for the public involvement process and to work through extensive utility conflicts and easement acquisition.

Castle Rock Water staff presented this construction contract to the Castle Rock Water Commission at their meeting held on August 25, 2021, and the Castle Rock Water Commission voted _____.

Public Works staff presented this construction contract to the Public Works Commission at their meeting held on September 13, 2021, and the Public Works Commission voted _____.

Discussion

This neighborhood has had a history of concerns including flooding of private property, water main breaks and sanitary sewer backups. This project will reduce flooding hazards, unnecessary utility disruptions and improve traffic and pedestrian use of the right-of-way by implementing infrastructure upgrades similar to those previously completed in the Craig and Gould South neighborhood in 2005. Specifically, the proposed improvements include:

- **Streets** – Existing streets will be reconstructed to current residential design criteria, with the addition of curb and gutter, new asphalt pavement, dedicated on-street parking, signing and striping, and profile grade improvements where feasible. Additionally, sidewalks, crosswalks and Americans with Disabilities Act (ADA) compliant ramps will be constructed to facilitate pedestrian movement in the neighborhood.
- **Storm Drainage** – The neighborhood currently lacks a modern storm drainage collection system, and is susceptible to localized flooding during storm events. A new storm sewer system will be designed and constructed in conjunction with the street improvements to safely and efficiently capture storm flows in the area. An outfall system will then convey these flows under Union Pacific Railroad and Interstate 25,

ultimately discharging to East Plum Creek. Additionally, a water quality feature has been incorporated into the scope to reduce pollutant discharge from this neighborhood.

- **Water and Sanitary Sewer** – Partial improvements to the existing water mains and sanitary sewer mains in the neighborhood have been implemented in the past as necessary. This project will complete upgrades replacing aging pipe in the remaining portions of these systems before they become critical, taking advantage of the street and storm sewer construction to minimize inconvenience and disruption to residents. Existing 4 inch water lines are being upsized to standard 8 inch lines, additional fire hydrants are being added, and looping of the water system will be completed along Front Street to provide better flow protection for the neighborhood and adjacent downtown area. Water and sanitary sewer service lines will also be replaced within the limits of the right-of-way.

The Town solicited contractor pre-qualification statements via Rocky Mountain BidNet for this project. Seven (7) contractors were selected through the request for pre-qualifications process. Bids were received from five (5) of the pre-qualified contractors and the pricing is summarized below:

<u>Contractor</u>	<u>Total</u>
JBS Pipeline, LLC	\$ 6,917,215
RME Ltd., LLC dba Elite Surface Infrastructure	\$ 7,682,685
T. Lowell Construction, Inc.	\$ 9,254,800
BT Construction, Inc.	\$ 13,815,476
Wagner Construction, Inc.	\$ 5,914,032*
<i>Engineer's Estimate</i>	\$ 6,294,043

* *The bid from Wagner Construction was rejected due to an error in their bid amount brought to the Town's attention after the bid opening.*

JBS Pipeline, LLC is the confirmed lowest bidder, having also met the qualification requirements under the contract. Construction is anticipated to begin in November 2021 and be substantially complete by August 2023, weather permitting.

Budget Impact

This project will be jointly funded by Castle Rock Water and the Public Works Department. Total project construction costs, including contingency, are \$7,954,798 and will be distributed as follows:

Fund	Account Number	Amount	Cont.	Auth.	Budget
Transportation	120-3175-431.77-62	\$3,410,304	\$511,546	\$3,921,850	\$3,153,137
Stormwater	212-4475-444.76-51	\$1,928,632	\$289,295	\$2,217,927	\$1,279,212
Water	210-4275-442.76-51	\$1,091,824	\$163,774	\$1,255,598	\$652,344
Wastewater	213-4575-445.76-51	\$486,455	\$72,968	\$559,423	\$405,893
	Total	\$6,917,215	\$1,037,583	\$7,954,798	

These amounts will be funded through available 2021 budgets, reprioritization of budgeted capital projects and supplemental budget requests for additional funds required to complete

this project. Public Works staff has identified there are sufficient funds available within the Transportation Capital Fund to cover the cost of the contract.

Staff Recommendation

Staff recommends Town Council approval of a Resolution awarding a Construction Contract to JBS Pipeline, LLC for the Craig and Gould North Infrastructure Improvements Project at a cost of \$6,917,215, plus a 15% Town-managed contingency in the amount of \$1,037,583, for a total project authorization of \$7,954,798.

Proposed Motion

"I move to approve the Resolution as introduced by title."

Attachments

Attachment A:	Resolution
Exhibit 1:	Services Agreement
Attachment B:	Project Site Map