



Memorandum

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town Manager

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director
Roy Gallea, P.E., Engineering Manager
Matthew Hayes, P.E., Technical Engineering Manager
Josh Hansen, P.E., Project Manager Supervisor
Frank Main, Project Manager
Aaron Stremel, Water Engineer

Title: **Resolution Approving a Construction Contract with 53 Corporation LLC, for the 6400 East Tributary Dam Reconstruction and Downstream Rehabilitation Project [Paintbrush Park], CRW Project Number 250017**

Executive Summary

The purpose of this memo is to request Town Council approval of a construction contract (**Attachment A**) with 53 Corporation LLC (53 Corp.) for dam reconstruction (Phase 1) and downstream rehabilitation (Phase 2) of 6400 East Tributary at Paintbrush Park (see **Attachments B and C**). Staff recommends approval of the contract between Castle Rock Water (CRW) and 53 Corp. for \$3,353,902 with 10% contingency for a total authorization of \$3,689,292.20. The project is a 400-calendar day project. Proposed construction will commence Summer 2026 and be completed by Summer 2027.

Notification and Outreach Efforts

CRW completed public outreach throughout the planning and design process. A public open house was held on July 21, 2022, where project design exhibits and plans were presented for discussion and public comment. The Town received substantial feedback from community members, particularly expressing a strong desire to preserve the retention pond for recreational fishing opportunities.

In addition to the open house, CRW has engaged in ongoing coordination with key stakeholders. Staff participated in public meetings with The Meadows Metro Districts regarding potential funding contributions for components of the project improving public facing amenities at the park. Coordination has also been ongoing with The Grange to ensure that scheduled events and activities can be successfully navigated during construction. Additional outreach and coordination have occurred with the Meadows Neighborhood Company and associated homeowners' associations (HOAs) to address project impacts and community priorities.

Potential construction impacts to nearby amenities, including the Grange Pool, Meadows HOA activities, and Paintbrush Park, will be mitigated through a coordinated construction management plan. This plan includes scheduling considerations, communication with affected parties, and maintaining access to facilities to the greatest extent practicable.

Public safety adjacent to the construction area remains a top priority. The contractor will be required to maintain a secure and safe work site, including fencing of critical areas and clear delineation of construction zones. A temporary diversion of the existing trail—currently compromised by erosion—will route pedestrians to the adjacent sidewalk until permanent improvements are completed. The project will also adhere strictly to Town noise ordinances and approved working hours to minimize disruption to the surrounding community.

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

On March 25th, 2026, Castle Rock Water Commission was presented with an update on the status of the bidding process for the 6400 East Tributary at Paintbrush Park Phases 1 and 2 construction projects. Final bid results were subsequently shared with Water Commission members in early April.

Discussion

The 6400 East Tributary at Paintbrush Park Phases 1 and 2 Project is located within the Town of Castle Rock and a private HOA owned open space east of Paintbrush Park in the Meadows neighborhood. The existing system, originally constructed in 1960 for agricultural use, now functions as a fishing pond and wildlife habitat but no longer meets current stormwater, dam safety, or operational standards. The embankment, exceeding 10 feet in height, classifies the facility as a Jurisdictional Dam under the State Engineer's Office and requires reconstruction or removal. Existing conditions include ongoing downstream erosion that threatens embankment stability, an outlet structure prone to clogging and frequent maintenance, and erosion at multiple storm sewer outfalls discharging into the channel. The corridor is heavily vegetated and includes numerous informal social trails with unsafe channel crossings, while continued bank erosion threatens adjacent park infrastructure, including paved trails near the ballfields. Water rights for the facility were secured through an Augmentation Plan in 2022; however, the overall system requires significant upgrades to meet current regulatory requirements, improve resilience, and maintain functionality as a key component of the Town's stormwater infrastructure.

The objective of this project is to address these deficiencies through reconstruction of the pond and dam infrastructure and stabilization of the downstream channel while enhancing water quality and public amenities. The project includes reconstruction of the pond north of The Grange to support recreational fishing and incorporation of water quality volume to improve treatment performance. The dam embankment will be reconstructed to meet Colorado Department of Natural Resources Dam Safety Branch criteria for jurisdictional dams, along with installation of a riprap-reinforced overflow spillway to safely convey storm flows. Downstream improvements include installation of riffle-pool drop structures to stabilize channel grade and reduce erosive velocities, as well as grading and riprap to address streambank erosion at multiple locations. The project also includes construction of new soft-surface trails and formalized stream crossings to replace unsafe social paths, along with landscaping adjacent to the pond and throughout the corridor to stabilize disturbed areas, enhance aesthetics, and support wildlife habitat. Collectively, these improvements will restore system functionality, reduce long-term maintenance needs, and

ensure the Town maintains a resilient and compliant stormwater system that supports both infrastructure performance and community use.

The project was originally bid in April 2024. Results from that bidding environment resulted in a low bid of \$5,476,540.50. At that time, the project was sent back to the engineer for additional design work and consideration. CRW also determined to rebid the project at a latter date to try and attract additional bidders during a more competitive bidding environment.

A Request for Qualifications (RFQ) was advertised on Bidnet to procure qualified contractors for the 2026 pre-qualified contractors list for various Castle Rock Water Capital Improvement Projects. A project specific Invitation to Bid (ITB) was issued to eight (8) of these pre-qualified contractors for this project from the Stormwater Infrastructure list. The Town received 3 bids for construction as shown below:

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

The engineer's estimate for the project was \$3,894,219.90. 53 Corp. was the lowest responsible and responsive bidder for the work, and their bid was determined by staff to represent the best value to the Town. 53 Corp. is a locally based contractor that has successfully completed many projects for the Town.

Budget Impact

The contract amount is \$3,353,902. Staff requests an additional \$335,390.20 (Town-managed 10% contingency) be authorized for a total project authorization of \$3,689,292.20. The project will be funded by the Water - 6400 E. Trib Stabilization Fund (210-4275-442.75-11) and Stormwater - 6400 E. Trib Stabilization Fund (212-4475-444.75-52) in the amounts shown below.

Project Number	Account Name	Account Number	Contract Amount	Contingency	Authorization Amount	2026 Budget
250017	6400 E. Trib Stabilization	212-4475-444.75-52	\$2,072,455.00	\$207,245.50	\$2,279,700.50	\$2,700,000
250017	6400 E. Trib Stabilization	210-4275-442.75-11	\$1,281,447.0	\$128,144.70	\$1,409,591.70	\$2,700,000

The funding for this project is primarily from the Stormwater Enterprise. Approximately 38% of the funding is from the Water Enterprise to acknowledge the value of maintaining the facility as a location for Douglas County's aerial fire fighting assets. The pond provides a good location for the helicopter to dip firefighting water supplies in a wild land fire response.

The project also includes approximately \$260,000 in Parks amenities for the community. CRW is seeking support for these aspects of the project (**Attachment B**) not only from Parks, but also from the Meadows Metro Districts.

Staff Recommendation

Staff recommends approval of the construction contract with 53 Corp. in the amount of \$3,353,902 along with 10% staff managed contingency for a total authorization of \$3,689,292.20 for the 6400 East Tributary at Paintbrush Park Phases 1 and 2 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:	Area Map
Attachment C:	Location Map

Attachment A
Services Agreement

Attachment B

Area Map

Attachment C

Location Map