

**A RESOLUTION APPROVING A CONTRACT WITH
KRAEMER NORTH AMERICA, LLC, FOR
CONSTRUCTION MANAGEMENT AND GENERAL
CONTRACTOR WORK FOR THE CRYSTAL
VALLEY INTERCHANGE PROJECT**

MARCH 15, 2022



PROJECT OVERVIEW



GAMBLE RIDGE DRIVE

TWIN OAKS ROAD

CLARKES CIRCLE

DAWSON RIDGE BOULEVARD (Relocated Frontage Road)

Twin Oaks Road
Temporary Extension

PROPOSED PRAIRIE HAWK DRIVE
(Relocated Frontage Road)
(Future Project)

BNSF Railroad



EAST FRONTAGE RD

EAST FRONTAGE RD

DOUGLAS LN

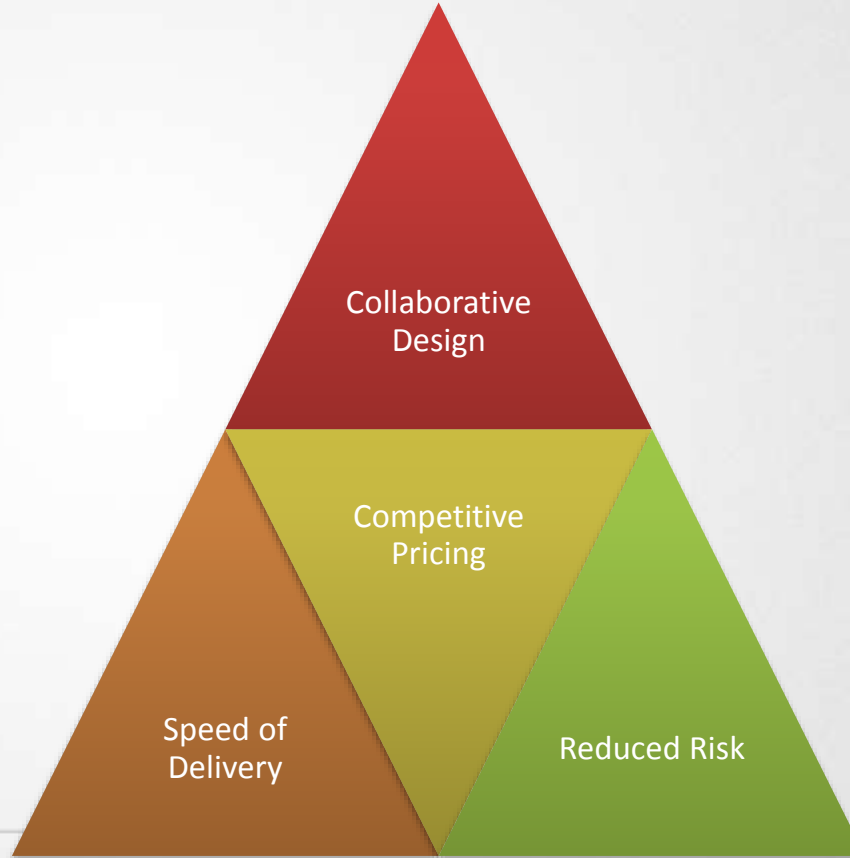
Existing Plum Creek Bridge

CRYSTAL VALLEY PKWY

WHAT IS CM/GC



BENEFITS OF CM/GC



SELECTION PROCESS

- Proposals
 - Composition of Team
 - Strategic Project Approach
 - Risk, Schedule and Cost Estimating
- Interviews
 - Presentation
 - Q&A session
 - Team challenge
- Management Percentage Price

PRIMARY AREAS OF FOCUS



CM/GC EXPECTATIONS

Better Design



Improved Schedule



Efficient Costs



Quality Project

DELIVERY METHOD SUMMARY

Delivery Method	Ability To Control Design Process	Control over Construction	Risk Best Managed by Contractor	Risk Best Managed Collaboratively	Risk Best Managed thru Design
Design/Bid/Build	X				X
Design/Build			X		
CM/GC	X	X		X	

BUDGET

2022 DESIGN BUDGET: \$ 21,100,000

- Design Service Agreement (Jacobs, under contract) \$7,500,000
- PRECONSTRUCTION CM/GC COSTS \$450,000
- TOWN MANAGED CONTINGENCY \$45,000
- TOTAL ENCUMBRANCE \$495,000

- AVAILABLE FOR REMAINING ROW AND CONSTRUCTION \$ 13,105,000

PRECONSTRUCTION SERVICE TIMELINE



PROPOSED MOTION

“I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED BY TITLE.”

“I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED BY TITLE WITH THE FOLLOWING CHANGES _____”

“I MOVE TO CONTINUE THIS ITEM TO A FUTURE TOWN COUNCIL MEETING DATE”



THANK YOU