



STAFF REPORT

To: Honorable Mayor and Members of Town Council

Thru: David L. Corliss, Town

From: Mark Marlowe, P.E., Director of Castle Rock Water
Mark Henderson, P.E., Assistant Director
Emily Huth PE, Project Manager
David Choi, Water Engineer

Title: **Resolution Approving the Equipment and Services Agreement with Ideal Fencing Corp for the CRR 1 & 2 Fencing Project – CRW Project Number 250036**

Executive Summary

Castle Rock Water (CRW) staff seeks Town Council approval of a Resolution (**Attachment A**) approving the Equipment and Services Agreement with Ideal Fencing Corp for the installation of security fencing around the newly constructed Castle Rock Reservoir No. 1 (CRR1) and Castle Rock Reservoir No. 2 (CRR2) located in Sedalia, CO. The proposed contract amount is \$358,229 and a staff-managed contingency of \$35,822(10%) is requested for a total authorization amount of \$394,051. The project consists of installing approximately 9,020 linear feet of chain-link security fencing, as well as the installation of rolling vehicle access gates, swing gates, pedestrian man-gates, and removal of existing wire fencing along the new fence alignment. The contractor was selected through the Town's competitive bidding process, with award recommended to the lowest qualified bidder.

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

Town Council previously approved the construction contract associated with the development of CRR1 and CRR2 with Hudick Excavating, Inc. (HEI) on April 4, 2023 (*Resolution No. 2023-050*). The original reservoir construction contract included improvements necessary for reservoir construction, site development, associated water infrastructure, and operational facilities. However, installation of perimeter security fencing around the reservoirs was not included within the original contract.

Discussion

The CRR1 and CRR2 reservoirs are critical components of the Town's water system and represent significant investments in water storage infrastructure. As reservoir construction neared completion, Staff identified the need to establish a secure perimeter around both reservoirs to protect these facilities from unauthorized access, vandalism, liner damage

from animal activity, and other security risks while supporting safe operation and maintenance activities.

The project includes approximately 9,020 linear feet of six-feet-tall black vinyl-coated chain-link fencing with three strands of barbed wire installed along the top of the fence. The fence alignment will encompass both reservoirs and tie into the existing security fencing surrounding the adjacent Plum Creek Diversion Pump Station (PCDPS), creating a continuous secured perimeter around the facility. The new fencing will follow a similar alignment to the existing wire fencing, which will be removed as part of the scope of work. Project improvements also include installation of multiple access points consisting of rolling gates, swing gates, and pedestrian man-gates to accommodate operational, maintenance, and emergency access requirements.

In addition to providing access for Town operations and maintenance personnel, the fencing layout and gate locations will preserve access rights for third-party easement holders and adjacent facilities. Access points will be provided to accommodate CORE Electric Cooperative's operation and maintenance of existing power poles and transmission lines, Dominion Water & Sanitation District's access to its pipeline infrastructure, and continued access to the Ravenna Pump Station and associated easement areas.

To obtain the most competitive pricing, staff elected to procure the fencing through a separate Equipment and Services Agreement rather than adding the work to the existing construction contract with HEI. Because the fencing was not included in the original reservoir construction scope, incorporating the work through a contract amendment would likely result in additional general contractor overhead, profit, and subcontractor markups. By competitively bidding the fencing work as a standalone project, the Town can solicit pricing directly from qualified fencing contractors, increase competition, and minimize overall project costs.

The project was publicly advertised and competitively bid in accordance with Town procurement requirements. The following table shows the fee proposals received from all bidders.

Bidder	Bid Amount
Century Fence Company	\$396,715.00
Commercial Fence & Ironworks	\$472,460.00
Contract Equipment Operations (CEO)	\$482,733.72
Highcountry Fencing	\$445,031.58
Highpointe Companies	\$734,273.61
Ideal Fencing Corp	\$358,229.00
*Standard Fencing Company	\$667,080.00
*Steelock	\$373,238.00
*Toprail Fence Colorado	\$350,150.00
Westward Fence	\$518,205.00

**Non-responsive bid. Bid was not considered due to failure to submit all required bid documents, including the Bid Bond and/or Acknowledgment of Addenda, as required by the Invitation to Bid.*

Staff evaluated the bids received and determined that Ideal Fencing Corp is the lowest qualified bidder. Staff recommends award of the construction contract to Ideal Fencing Corp the amount of \$358,229. Fencing construction is anticipated to be complete within 90 days of notice to proceed.

Budget Impact

The total authorization amount is \$394,051. Funding for this project will come from the Water Resources budget. Details are displayed in the table below:

CRW Project No.	Account Name	Account Number	Authorization Request	2026 Available Budget
250036	Reservoir Upgrades	211-4375-443.79-15	\$394,051	\$634,545.38

Staff Recommendation

Staff recommends Town Council approval of the resolution to approve the Equipment and Services Agreement with Ideal Fencing Corp for the installation of security fencing around CRR 1 and CRR 2 in the amount of \$358,229 along with contingency of \$35,822, resulting in a total project authorization of \$394,051.

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: Equipment and Services Agreement with Ideal Fencing Corp

Attachment B: Plan View of Proposed Fencing Pan