

CASTLE ROCK WATER

RESOLUTION 2025-161 SECOND AMENDMENT TO THE PROGRESSIVE DESIGN-BUILD AGREEMENT WITH S. J. LOUIS CONSTRUCTION, INC. FOR THE SEDALIA LIFT STATION AND FORCE MAIN TO PLUM CREEK WATER RECLAMATION AUTHORITY PROJECT

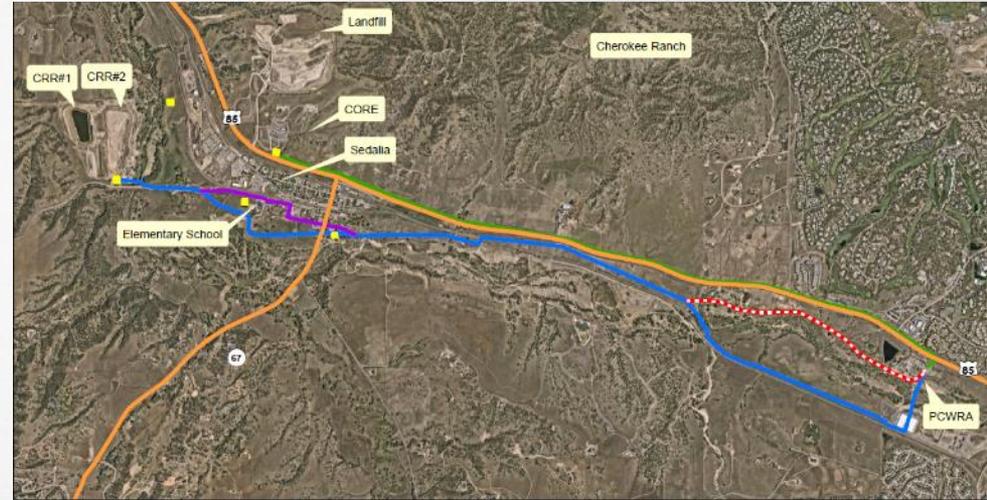
DECEMBER 10, 2025



SEDALIA LIFT STATION AND FORCE MAIN

BACKGROUND INFORMATION

- Design of wastewater infrastructure from Sedalia to the Plum Creek Water Reclamation Authority
- Benefit for the economic development of the HWY 85 corridor and for East Plum Creek water quality improvements
- Primarily funded (\$14M) through American Rescue Plan Act (ARPA) through Douglas County with remaining funding through CRW to achieve project budget
- Complete First Quarter 2027



For more information, please visit:

[CRgov.com](https://www.CRgov.com)

SEDALIA LIFT STATION AND FORCE MAIN

– DESIGN PHASE 1 PROJECT PROGRESS

- Alternatives analysis for pipeline and lift station location
- permitting – Douglas County, CDPHE, BNSF, CORE electric
- Stakeholder engagement – PCWRA, Douglas County School District, Douglas County Public Works, CORE, Sedalia Water and Sanitation District water customers, and current developers
- Environmental assessments and easement support
- Engineering design progress – approaching 90%
- Negotiate phase 2 construction Guaranteed Maximum Price (GMP) of Progressive Design Build Delivery Method



alignment and lift station location map

SEDALIA LIFT STATION AND FORCE MAIN – CONSTRUCTION

SCOPE

Lift Station

- Phase 1 - 2026
 - ❖ Dual pump system, 1.2 Million Gallons per Day
- Phase 2 – projected 2039
 - ❖ Add third pump, 2.2 MGD
 - ❖ 2.2 Million Gallons per Day peak hourly flow
- Onsite odor control
- Emergency overflow management – over 12 hours

Force Main

- Phase 1 – 2026
 - ❖ 20,704 linear feet 12-inch HDPE DR-11 pipe
 - ❖ 20 foot permanent easement
 - ❖ Douglas County trail surface easement
 - ❖ Trenchless crossings – BNSF, Hwy 67, East Plum Creek
 - ❖ Connection to existing siphon to Plum Creek Water Reclamation Authority
- Phase 2 – 2039
 - ❖ Parallel 12-inch pipe and associated trenchless crossings, easement and connection to Plum Creek Water Reclamation Authority



SEDALIA LIFT STATION AND FORCE MAIN – GMP

GUARANTEED MAXIMUM PRICE PROCESS

- At 60% design SJ Louis solicited bids for construction
- Initial GMP \$18.78 million
- Final negotiated GMP \$18.40 million
- Review process generated value engineering ideas
 - ❖ Alternate building materials for lift station – vinyl siding and shingle roof
 - ❖ Concrete manholes with epoxy liner instead of concrete polymer manholes
 - ❖ Reduce width of easement
 - ❖ Downsizing bored casings from 48-inch to 24-inch
 - ❖ Alternate bedding detail



SEDALIA LIFT STATION AND FORCE MAIN

OVERALL PROJECT BUDGET

- Implement additional budget saving ideas
 - ❖ Eliminate owner's contingency – design-builder contingency still included
 - ❖ Alternate funding sources – Douglas County Public Works, Douglas County Parks and Open Space, system development fees

ADDITIONAL FUNDING SOURCES

Description	Cost	Funding Source
Trail adder to Permanent Easements (458,600 SF, \$2/SF @ 25%)	\$ 229,300.00	Douglas County - Parks and Open Space
CRW PM Fee remaining to be invoiced of \$140,000	\$ 128,876.74	CRW - System Development Fees
Garver Sedalia Strategic Plan	\$ 24,957.00	Douglas County - Public
Total	\$ 383,133.74	

- Total project cost is \$19.78M which is \$984,296 above \$18.8M budget.
- CRW previously agreed to fund \$4.8M and proposes to add \$984,296 to that funding. All CRW funding to be recovered through System Development Fees.
- IGA with Douglas County to be updated to reflect additional funding

ESTIMATED PROJECT COSTS

Description	GMP	Previously Authorized Contingency	Cost
SJ Louis PDB Phase 1 - 0-60%	\$ 633,203.00		\$ 633,203.00
SJ Louis PDB Phase 2 - 60% - 100%	\$ 964,300.00		\$ 964,300.00
General Conditions	\$ 826,950.00		\$ 826,950.00
Single FM & LS Construction Cost of Work	\$ 13,775,379.90		\$ 13,775,379.90
Allowances	\$ 268,265.00		\$ 268,265.00
Fiber Optic Conduit - Garver Design	\$ 40,082.00		\$ 40,082.00
PDB Contingency (2.1%)	\$ 385,711.33		\$ 385,711.33
Bonds & Insurance (1.3%)	\$ 219,620.59		\$ 219,620.59
D-B Fee (7.5%)	\$ 1,283,513.39		\$ 1,283,513.39
Permanent Easements (458,600 SF, \$2/sf @ 50% - no trail)	\$ 458,600.00		\$ 458,600.00
Temporary Easements (856,600 SF @ \$0.40/sf, 2yr)	\$ 342,640.00		\$ 342,640.00
LS Land Purchase at (109,561 SF @ \$3/SF)	\$ 328,683.00		\$ 328,683.00
CRW PM Fee invoiced to date of \$140,000	\$ 11,123.26		\$ 11,123.26
Western States/Kilty	\$ 234,500.00	\$ 11,725.00	\$ 246,225.00
Totals	\$ 19,772,571.46	\$ 11,725.00	\$ 19,784,296.46

SEDALIA LIFT STATION AND FORCE MAIN

PROJECT SUMMARY

Progressive Design Build Contractor

- SJ Louis Construction

Cost

- Authorization for \$16,766,642.73 GMP (second contract amendment)
- Total project cost expected at \$19.78M

Schedule

- Design completion – February 2026
- Public Notice and Open House – January 2026 through construction
- Construction - April 2026 February 2027

Recommendations

- CRW Staff
- Commission

Summary Pricing	
Sedalia Lift Station and Forcemain	12/8/2025
Preconstruction Services (Design to 60% & Final GMP)	\$ 633,203.00
Design & Preconstruction Services (60% to Final Design)	\$ 964,300.00
Construction General Conditions	\$ 826,950.00
General Requirements	\$ 803,431.06
Stormwater / Sediment & Erosion Control	\$ 264,334.43
Lift Station	\$ 7,472,440.00
Single Force Main	\$ 4,629,721.27
Fiber Optic Conduit	\$ 40,082.00
Restoration	\$ 605,453.14
Allowances	\$ 268,265.00
PDB Contingency	\$ 385,711.33
Bonds & Insurance	\$ 219,620.59
Design-Builder's Fee (7.5% By Contract)	\$ 1,283,513.39
<i>Subtotal</i>	\$ 18,397,025.20
Less Original Contract (Precon Services)	\$ 633,203.00
Less EWP Amendment 1 (Final Design)	\$ 997,179.47
Total Work Package 2 (Construction)	\$ 16,766,642.73



PROPOSED MOTION:

“ I move to approve Resolution 2025-161 as introduced by title.”

ALTERNATE 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).”