



Town of Castle Rock

Agenda Memorandum

Agenda Date: 9/4/2018

Item #: **File #:** TMP 2018-686

To: Honorable Mayor and Members of Town Council

From: Mark Marlowe, P. E., Director of Castle Rock Water

Resolution Approving a Construction Contract with Iron Woman Construction & Environmental Services, Inc. for the Terrain-Founders Sewer Project [Terrain Subdivision]

Executive Summary

Castle Rock Water is seeking Town Council approval of a Resolution (**Attachment A**) approving award of a construction contract (**Exhibit 1**) with Iron Woman Construction & Environmental Services, Inc. for the Terrain-Founders Sewer Project. The Terrain-Founders Sewer Project is located in the Terrain subdivision (**Attachment B**) and will replace a temporary lift station that was constructed in 2005 as part of the Ray Waterman Regional Water Treatment Facility (RWRWTF). The lift station has reached the end of its useful life and has served well beyond the expected "temporary" time frame of its intended purpose. Iron Woman submitted the lowest responsive bid for a total construction cost of \$310,822. Staff also requests approval for a ten percent Town-managed contingency of \$31,082, for a total project authorization of \$341,904.

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

On August 22, 2018, the Castle Rock Water Commission voted _____ to recommend _____ of a construction contract with Iron Woman Construction & Environmental Services, Inc. for the Terrain-Founders Sewer Project.

Discussion

The Terrain-Founders Sewer Project is located in the Terrain subdivision. This project will replace a temporary lift station that was constructed in 2005 as part of the RWRWTF. The temporary lift station was designed to serve the RWRWTF and the Founders Marketplace commercial development for a short-term (approximately five to ten years). In the past few years, the temporary lift station has experienced several failures resulting in a sanitary sewer overflow, temporary bypass pumping and significant repair costs. The lift station has reached the end of its useful life and has served well beyond the expected "temporary" timeframe of its intended purpose.

The project was designed by Castle Rock Water staff. Park Land Company is obligated to pay for 300 feet of the sewer main, per their Subdivision Improvement Agreement (SIA) for the Founders

Marketplace development. Their portion of the project will be based on the actual project costs, but an initial estimate is \$55,504 based on the bid.

The request for bids for the project was sent to nine qualified contractors. Bids were received from five contractors, as summarized in the table below. The engineer's estimate was \$595,197. The low bid was received from Iron Woman and is considered a responsive bid. The variability in the bids is attributed to the uncertainties concerning the potential for rock excavation along the project alignment. Staff believes we have been conservative in our estimate of the quantity of rock to be encountered, but it may require larger excavation equipment to effectively handle.

Consultant	Bid Amount
Iron Woman	\$310,822.00
RME	\$369,625.04
Global	\$709,141.00
T. Lowell	\$734,560.00
BT	\$802,909.00
Redline	No Bid
Velocity	No Bid
53 Corp.	No Bid
Garney	No Bid

Budget Impact

Funding for this project is available in the approved 2018 Budget in the Founders Terrain Sewer (Account No. 213-4575-445.77-70). Project costs to-date have been for survey and geotechnical work. The project was designed by staff, saving approximately \$50,000 in consulting fees. Current available budget is \$242,000. Staff will complete a budget transfer to cover the shortfall in the account. The Iron Woman bid is \$310,822. Staff requests an additional \$31,082 (Town-managed ten percent contingency) be authorized, for a total project authorization of \$341,904. A ten percent contingency is requested due to the high likelihood of hard rock excavation, which is difficult to quantify in the design stage, even with geotechnical bore data.

<u>Project Account</u>	<u>Amount</u>	<u>Contingency</u>	<u>Total</u>
213-4575-445.77-70	\$310,822	\$31,082	\$341,904

Staff Recommendation

Staff recommends Town Council approval of the construction contract between the Town of Castle Rock and Iron Woman Construction & Environmental Services, Inc. for the construction for the Terrain-Founders Sewer Project in the amount of \$310,822, plus a ten percent Town-managed contingency of \$31,082, for a total authorization of \$341,904.

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Proposed Motion

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

Attachments

Attachment A: Resolution
Exhibit 1: Contract
Attachment B: Map