

Meeting Date: December 5, 2016

Subject: Memo on Bohn Park Construction Project PW: 20E-1 Regarding Base Bid Item 1 and Bid Alternate 4 to DeFalco Construction

**Background Information:**

The Town of Lyons solicited proposals for the Bohn Park PW: 20E-1 project to construct and restore Bohn Park and its river features related to the September 2013 flood event.

Nine hundred and twelve companies received the full set of Bohn Park Project Construction Drawings and Bid Documents through Rocky Mountain E-Purchase System on October 10, 2016. Five proposals were received from general construction companies on November 9, 2016. The five proposals received were from Krische, Mortenson, DeFalco, Taylor Kohrs and ECI Site construction companies. After careful review of all the qualified bids received, the evaluation team recommends the Board of Trustees consider the lowest qualified bidder for Base Bid Item 1 and Bid Alternate 4, DeFalco Construction, for this project.

This project went out on Rocky Mountain E-Purchase with separate bid schedules so that the town had the option of building the entire park or awarding portions of the work based on various timelines/phases in relation to other flood recovery project priorities and available cash flow. Please see Bohn Park 2016 Flood Recovery Project Map included for reference and a description of Base Bid Item Number 1 and Bid Alternate Number 4 below. After discussions and review of the Town's priorities and cash flow modeling, staff and consultants are recommending the award of the base bid item number 1 to complete the river restoration scope of work along with bid alternate 4 for the installation of the water line in Bohn Park.

**Base Bid Item No. 1: River and River Walk Improvements**

Base Bid Item 1 includes all work associated with the construction of the instream river improvements, the northern and southern overflow channels, ecological restoration, re-establishing a water supply with the drilling of a new well, pump and electrical supply, temporary irrigation to the ecological restoration zones, river walk improvements including the trail, picnic areas, stone picnic area, ADA fishing access, elevated boardwalk, 4th Avenue bridge and abutments, gravel parking, paid parking/kiosks, utilities, water quality infrastructure and the custom restroom structure and related amenities including lighting, fencing, trash and trash enclosures, grills, etc.

**Bid Alternate No. 4: Waterline Improvements**

Bid Alternate No. 4 includes all work associated with the construction of the water line through Bohn Park as identified in the plans, funded by a separate funding source and required as part of the completion of the recovery work for the water distribution infrastructure for the Town through CDPHE funding with a June, 2017 deadline.

The evaluation team has identified DeFalco Construction as the lowest qualified bidder providing the most comprehensive services in line with the criteria spelled out in the RFP, project manual,

construction drawings and specifications. Town staff has worked with DeFalco Construction on other flood recovery projects and is confident they can complete this work according to the Town's needs.

DeFalco Construction's proposal for Base Bid 1 to restore the river and river walk improvements in Bohn Park is \$4,076,486.18 to be funded primarily by FEMA funding. There are several other funding sources that will assist with funding the project well including CIRSA, CPW Fishing is Fun grant funds, and various donations. Staff and consultants have the opportunity to work with the selected qualified bidder once a contract is awarded to value engineer and reduce costs where possible. Preliminary review has identified some redundancies in items that can reduce quantities of earthwork within the Base Bid 1 by as much as \$250,000. Other features within Base Bid 1 that came in high can be re-evaluated and redesigned to attempt to lower costs as well. Bid Alternate 4 for the installation of the water line in Bohn Park totaled \$260,597.03. This would bring a total contract cost to complete both items to \$4,337,083.21. Bid Alternate 4 for the river improvements is a separate funding source and will be paid through a CDPHE grant.

This project is expected to begin in winter of 2017 with a completion of summer 2017. DeFalco Construction provided a construction schedule with their bid submittal that did adhere to the Town's original schedule according to the bidding documents. It is important to note that the original notice to proceed date has been delayed due to the review of the Town's cash flow but staff contacted DeFalco Construction to see if they could still complete the scope of work awarded if the start date was moved from December 2016 to January 2017 and they are confident that as long as they are in the river by mid January that this work can still be completed by summer of 2017. Working backwards and according to proposed contract documents, the selected contractor would have 10 business days to mobilize from Notice of Award and Notice to Proceed which would put the Town at a necessary December 19, 2016 contract approval to maintain the schedule for construction this season.