ITEM NO. 4i

INFORMATION FOR MEETING
OF THE SUPERIOR BOARD OF TRUSTEES

AGENDA ITEM NAME: Adoption of a Resolution approving a General Services Agreement for Preconstruction Services for the 88th Street Improvement Project with Goodland Construction, Inc.

MEETING DATE: January 27, 2020

PRESENTED BY: Alex Ariniello, Public Works & Utilities Director

PRESENTED FOR: Action

BACKGROUND:
The 2020 Budget contains funds for widening and reconstruction of 88th Street from the Rock Creek Parkway roundabout to the US 36 bridge approach including a new intersection at Promenade Drive. 88th Street carries 8,000 to 9,000 vehicles per day and is the primary route for Superior residents who attend the Monarch schools or who use Avista Hospital in Louisville. Traffic is lighter during summer recess so it is imperative to perform most of the disruptive construction during the early June to mid-August time period. Due to these tight time constraints staff is recommending the use of the Construction Manager/General Contractor method of construction on this project.

The Construction Manager/General Contractor (CMGC) project delivery is an integrated approach to planning, designing and constructing a project. Owner, designer, and contractor work collaboratively to develop the project scope, optimize the design, improve quality, schedule the work and manage cost. The CM/GC project delivery method consists of two phases-design and construction. Early in the design process, the owner retains the services of a construction contractor. The contractor acts as a consultant during the design process and can offer constructability and pricing feedback on design options and can identify risks based on the contractor's established means and methods. This process also allows the owner to be an active participant during the design process and make informed decisions on design options based on the contractor's expertise.
When the owner considers the design to be complete, the construction manager prepares a guaranteed maximum price (GMP) based upon bidding of major subcontracts. If the owner and designer agree that the contractor has submitted a fair price, the owner issues a construction contract and the construction manager then becomes the general contractor.

Benefits
- **Innovation** – Contractor input into the design process
- **Cost Management** – Contractors provide real-time cost information
- **Design Savings** – Streamline design
- **Design Control** – Owner retains control of the design, with contractor input
- **Construction Risk** – Construction risks mitigated during project development
- **Cost Certainty** – Greater cost certainty earlier in the project
- **Time Savings** – Able to deliver early work packages similar to design-build

Challenges
- **Cost Validation** – Negotiated versus bid contract
- **Culture** – Relatively new to the transportation industry

To procure the services of a CM/GC firm town staff followed a two-step process. A Request for Qualifications (RFQ) was issued via the Town’s website and the Town’s online procurement service (Rocky Mountain e-bid). In addition, several local contractors were contacted and sent an RFQ. The Town received six statements of qualifications. An evaluation team evaluated all the submittals and short-listed three firms. These firms were sent a Request for Proposals (RFP) requesting additional information on project experience, personnel, schedule and costs for pre-construction services, fixed fees, general conditions, performance bonds and insurance. Three firms submitted proposals and were interviewed on January 16, 2020.
The table below lists each firm and their cost information:

<table>
<thead>
<tr>
<th>Firm</th>
<th>Shop Location</th>
<th>Pre-Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edge Contracting, Inc</td>
<td>Golden</td>
<td>$29,540</td>
</tr>
<tr>
<td>Goodland Construction, Inc.</td>
<td>Golden</td>
<td>$16,250</td>
</tr>
<tr>
<td>Northern Colorado Constructors, Inc.</td>
<td>Fort Lupton</td>
<td>$19,200</td>
</tr>
</tbody>
</table>

All three firms are capable to perform this project and provided comparable cost information. The staff’s comments and concerns are:

- NCC – staff has not had experience working with NCC and they appear to be more of a utility contractor. They would subcontract more of the work, including concrete.
- Edge - staff has worked indirectly on several projects with Edge (including the 2nd Avenue Bridge and Coal Creek Mitigation project) and they have performed capably. They would subcontract out asphalt paving and concrete work. Staff was concerned about the Project Superintendent assigned to the project who had only been with the firm for less than a year and whose previous experience had been mostly on water/wastewater projects.
- Goodland – staff worked with Goodland on the McCaslin reconstruction project in 2018. Staff was impressed with their creative approach to traffic control and the quality of their superintendent. They self-perform excavation/grading; utility installation and concrete while subcontracting asphalt paving. Staff’s experience is that the concrete portion of street projects drives the schedule and self-performing this work provides greater control of cost & schedule.

RECOMMENDATION
Staff recommends the selection of Goodland Construction, Inc. for preconstruction services on the 88th Street Improvement Project.

BUDGET IMPLICATIONS:
- Sufficient funds are included in the 2020 Budget for these services
- Staff expects to present a contract for early action items to the Town Board in March
- Staff expects to present a GMP and construction contract for the entire project to the Town Board in late April.

MOTION:
Move to adopt a Resolution approving a General Services Agreements for the 88th Street Improvement Project with Goodland Construction Inc.

ATTACHMENTS:
- Resolution
- Agreement with Goodland Construction, Inc.