



Turnberry and Villages at Buffalo Run East Neighborhood Parks

December 7, 2015 City Council

Purpose



- Provide City Council with an overview of the process taken to receive construction bids and make a recommendation to Council for award
- Gain Council direction on including a softball field at VBRE
- Demonstrate contracting process is consistent with procurement policy adopted by City Council in April 2014

Design & Bidding

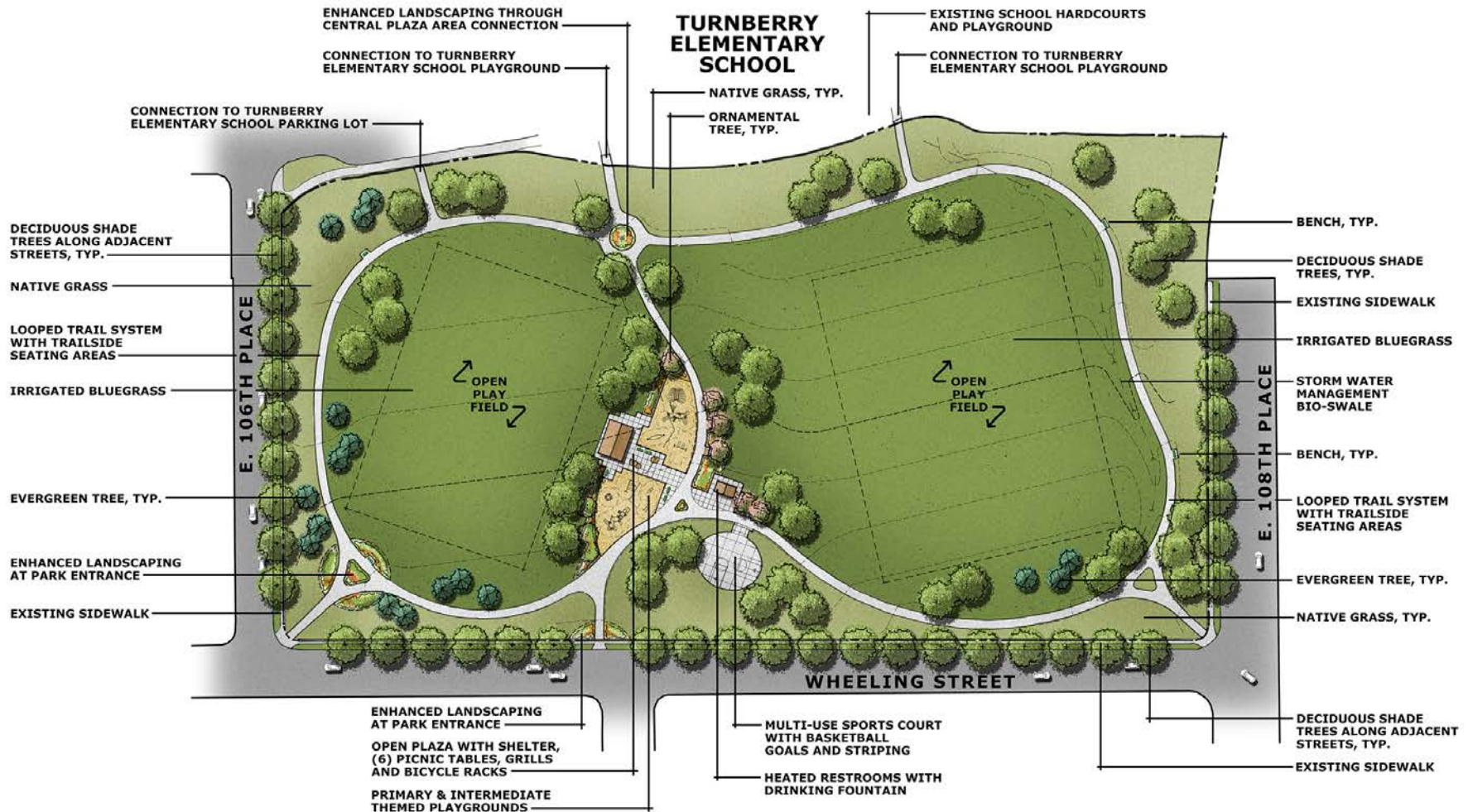


Design

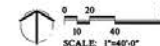
- DHM under contract to provide design services November 18, 2014
- Public Engagement April 8 (Turnberry), April 9 (VBRE)
- Conceptual design presented to Council June 15, 2015
- 100% construction documents October 20, 2015

Design & Bidding

Concept Plan



Conceptual Master Plan
Turnberry Park
 Commerce City, Colorado



CONCEPTUAL LAYOUT FOR
 ILLUSTRATIVE PURPOSES
 AND SUBJECT TO CHANGE

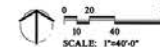
Commerce CITY DHM DESIGN

Design & Bidding

Concept Plan



Conceptual Master Plan
Villages at Buffalo Run East Park
 Commerce City, Colorado



Design & Bidding



Bidding

- Bid documents issued – October 20, 2015
 - Construction cost range of \$1.43M – \$1.63M for each park
 - Required qualifications
 - Construction experience- staff and firm
 - Bonding and insurance requirements
 - Similar project experience and references
- Public Bid Opening – November 13, 2015
 - 6 bids received
- Bid Result Analysis – Nov. 13 - Nov. 18, 2015
- Council Communication, Resolution and Award Recommendation – December 7, 2015

Bid Results



Turnberry

All six proposals were completed per the bidding requirements. The following table summarizes all bids received for Turnberry Park:

BIDDER	American Civil Constructors (ACC)	Arrow J Landscape & Design	Goodland Construction	Roche Constructors	Taylor Kohrs	Western States
TOTAL BASE BID	\$ 1,849,805.00	\$ 1,677,391.05	\$ 1,645,634.83	\$ 1,954,500.00	\$ 1,652,027.00	\$ 1,681,143.50
TOTAL ALTERNATES	\$ 8,515.00	\$ 5,960.50	\$ 7,843.80	\$ 6,000.00	\$ 13,853.00	\$ 9,956.00
TOTAL BASE BID + ALTERNATES	\$ 1,858,320.00	\$ 1,683,351.55	\$ 1,653,478.63	\$ 1,960,500.00	\$ 1,665,880.00	\$ 1,691,099.50

VBRE

All six proposals were completed per the bidding requirements. The following table summarizes all bids received for VBRE Park:

BIDDER	American Civil Constructors (ACC)	Arrow J Landscape & Design	Goodland Construction	Roche Constructors	Taylor Kohrs	Western States
TOTAL BASE BID	\$ 1,663,897.00	\$ 1,655,387.75	\$ 1,418,249.22	\$ 1,866,600.00	\$ 1,570,793.00	\$ 1,556,817.50
TOTAL ALTERNATES	\$ 100,424.00	\$ 94,831.50	\$ 96,093.86	\$ 73,500.00	\$ 114,571.00	\$ 33,493.00
TOTAL BASE BID + ALTERNATES	\$ 1,764,321.00	\$ 1,750,219.25	\$ 1,514,343.08	\$ 1,940,100.00	\$ 1,685,364.00	\$ 1,590,310.50

VBRE Ball Park



Should the City construct a ball field at VBRE Park?

- Ball field included as a bid alternate
- Intent was a shared use with future 27J elementary school
- Ballfield was shown as “future” at community meetings
- Cost to build ballfield now is \$91,000
 - will be more to construct in the future

VBRE Ball Park



Pros:

- Follows intent of the Community Development Plan
- Provides additional practice space
- Can be built within Three Neighborhood Parks Project budget
- Less expensive to build now than in the future

Cons:

- Uncertainty about school site
- Public did not get to select this feature
- May set a precedent for future neighborhood parks without confirmed school sites

Project Budget- Turnberry



Baseline Project Budget	
Design & Project Management	\$ 197,034
Design Contingency	\$ 15,743
Construction	\$ 1,142,695
Construction Contingency (10%)	\$ 114,270
Other Costs- PM, Permits, Fees, Technology, FF&E, and Public Art	\$ 628,530
Project Level Contingency	\$ 98,394
ACOS Grant	\$ 0
Remaining Fronterra Budget	\$ 0
Total	\$ 2,196,665



Current Project Budget	
Design & Project Management	\$ 197,034
Design Contingency	\$ -
Construction (Goodland Base Bid \$1,645,635 + Alts \$7,844 = \$1,653,479)	\$ 1,653,479
Construction Contingency (10%)	\$ 114,270
Other Costs- PM, Permits, Fees, Technology, FF&E, and Public Art	\$ 628,530
Project Level Contingency	\$ 98,394
ACOS Grant *\$150,000 added to Construction	*
Remaining Fronterra Budget ** \$ 345,041 added to Construction	**
Total	\$ 2,691,707

Project Budget-VBRE



Baseline Project Budget	
Design & Project Management	\$ 197,034
Design Contingency	\$ 15,743
Construction	\$ 1,142,695
Construction Contingency (10%)	\$ 114,270
Other Costs- PM, Permits, Fees, Technology, FF&E, and Public Art	\$ 629,107
Project Level Contingency	\$ 98,394
ACOS Grant	
Remaining Fronterra Budget	
Total	\$ 2,197,243



Current Project Budget	
Design & Project Management	\$ 197,034
Design Contingency	\$ -
Construction (Goodland Base Bid \$1,418,249 + Alts \$96,094 = \$1,514,343)	\$ 1,514,343
Construction Contingency (10%)	\$ 114,270
Other Costs- PM, Permits, Fees, Technology, FF&E, and Public Art	\$ 629,107
Project Level Contingency	\$ 98,394
ACOS Grant *\$150,000 added to Construction	*
Remaining Fronterra Budget ** \$ 205,905 added to Construction	**
Total	\$ 2,553,148

2K Parks Portfolio









Baseline Project Budgets	
Fronterra Park- \$3,978,452	
+ ACOS Grant- \$200,000	
Total	\$ 4.178 M
Turnberry Park- \$2,196,665	
+ ACOS Grant- \$150,000	
Total	\$ 2.347 M
VBRE Park- \$2,197,243	
+ ACOS Grant- \$150,000	
Total	\$ 2.347 M
Total	\$ 8.872 M



Current Project Budgets	
Fronterra Park	
	\$ 3.627 M
Turnberry Park	
	\$ 2.692 M
VBRE Park	
	\$ 2.553 M
Total	\$ 8.872 M

Proposed Schedule



Key Activity	2015	2016									
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Execution of Contract											
Mobilization											
Groundbreakings											
Construction		 6 Months									
Punchlist											
Ribbon Cuttings											

Next Steps



- Obtain Council's Authorization Dec. 7
- Issue Official Notice to Proceed to Goodland
- Ground breaking January 2016
- Open park Q3 2016



Questions & Answers
