



# City Council Communication

**AGENDA DATE:** April 20, 2026

**LEGISTAR ITEM #:** Res 2026-050

**PRESENTER:** Jenna Hahn

**DEPARTMENT:** Public Works

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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## REQUEST

Approve Resolution 2026-050 awarding a construction manager/general contractor contract to AP Mountain States, LLC, dba Adolfson & Peterson Construction for the Northern Range Police Substation project.

## BACKGROUND

In early 2026, the City issued a request for proposals to solicit Construction Manager/General Contractor (CM/GC) services to support the construction of the Northern Range Police Substation Project. 2,539 vendors were notified of the opportunity, and the City received nine proposals. After the competitive bidding process, Adolfson & Peterson Construction was selected as the winning contractor.

CM/GC services are imperative for projects of this scale because they bring contractors into the design phase early, leading to improved cost certainty, faster project delivery, and reduced risks.

This resolution does not increase the overall cost for the Northern Range Police Substation project, nor does it require additional funding sources. The amount of the contract shown below is for the entire construction project, not just the contract for CM/GC services.

## FINANCIAL IMPACT

Contractor	Adolfson & Peterson Construction
Amount of Request/Contract	\$40,000,000.00
Amount Not To Exceed	\$42,000,000.00
Amount Budgeted	\$39,761,026.00
Budget Year	FY 2023-2025
Funding Source	CIP

# CITY COUNCIL COMMUNICATION CONTINUED

Additional Funds Needed	\$2,238,974
Funding Source (if funds needed)	N/A

### PROJECT TIMELINE

<b>Estimated Start Date</b>	<b>Estimated End Date</b>
April 20, 2026	January 1, 2028
<b>Years and Months of Contract</b>	<b>Number of Times Renewable</b>
21 months	N/A

### JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
Citation	<b>Public Health and Safety</b> – <i>Protect resident health, safety, and education by promoting public safety, environmental health, and sustainability.</i>		

### AVAILABLE ACTIONS

- Available Action #1: Approve Resolution 2026-050 awarding the CM/GC contract to Adolfson & Peterson Construction
- Available Action #2: Do not approve Resolution 2026-050 and decline to leverage CM/GC services.

### STAFF RECOMMENDATION

Staff recommends Available Action #1.