



# Purchasing Justification Form

## Single Response Justification

(Complete the appropriate section below and attach additional pages as needed.)

Procurement Description: Remove and Replace all underground pool piping, new pool plaster, repair play structure, and replace all removed pool tile and deck concrete per RFP. (G/L code 395-16-750-104)

Vendor: A.D. Miller Contract Length: One-Time Cost: \$4,700,000.00

Responsible Dept. / Div.: Public Works Facilities

Author: Scott Springstead / Facilities Project Manager

### Single Response

Type of solicitation: RFP

Provided detailed justification for not re-soliciting (considering price, quality, time, availability of other vendors, etc.): An RFP was posted on March 18, 2024. A.D. Miller was the sole respondent and the only contractor willing to take on a project of this size and complexity. Other vendors were contacted, but declined. A.D. Miller provided a complete not to exceed quote, vast experience, and uphold a quality reputation to provide the City with the correct fixes required.

### Sole Source

Is this Sole Source due to  product or  product source?

Provide justification for using this vendor: Explain why the goods/services cannot be obtained through competitive solicitation.

### Collaborative Purchasing

Agency: [Identify Procuring Agency] Base Contract Expiration Date: Select date.

Primary Contract/Project Name/Number: [Insert complete identifying description.]

### Approvals

(City Manager must approve Sole Source Procurements. Other approvals are required based on contract amount.)

Division Manager: Jeffery Bowman Date: 6/3/2024 | 5:16 PM MDT

Department Director: Larius Hassen Date: 6/3/2024 | 6:19 PM MDT

City Manager: Jason Rogers Date: 6/6/2024 | 2:22 PM MDT

Received by FD: Budget FD Date: 6/10/2024 | 8:43 AM MDT

Assistant City Manager: Jeff Maxwell Date: 6/3/2024 | 9:13 PM MDT



To: **Paradise Pools Repairs 2024-05-FAC**  
 Adr: 5951 Monaco Street  
 Commerce City, CO  
 Attn: Scott Springstead - Facilities Project Manager

SCHEDULE OF VALUES - RFP					Proj No:	23060	
Description		Quantity	Unit	Unit Price	Total	Division Total	Notes
<b>01 GENERAL CONDITIONS &amp; DESIGN / ENGINEERING</b>							
General Conditions	00700	1	LS	295,372.42	295,372.42		
Precon, Design & Engineering - Aquatics	00700	1	LS	-	-		Excluded
Electrical / Plumbing Engineering	00700	1	LS	-	-		Excluded
Structural Engineering	00700	1	LS	25,000.00	25,000.00		Allowance, as needed - pool structural damage
Geotechnical	00700	1	LS	-	-		Not included, as needed - subgrade and soil.
<b>Subtotal DIV 01</b>		<b>CCT</b>				<b>320,372.42</b>	
<b>02 EXISTING CONDITIONS</b>							
Third Party Testing	01-0500	1	LS	-	-		Third Party Testing by Owner
Surveying	01-0510	1	LS	27,800.00	27,800.00		Site Surveying, Grading Certs & As-Builts
Existing Conditions	02-0000	1	LS	13,000.00	13,000.00		Existing Conditions - SafeOff, Prep & Protection
Subsurface Investigation	02-3000	2	LS	4,200.00	8,400.00		Allowance - Pot Holing and Locates
Selective Demolition	02-4113	1	LS	273,589.00	273,589.00		Site & Pool Demolition & Disposal
Site Remediation	02-5000	1	LS	-	-		Excluded
<b>Subtotal DIV 02</b>		<b>CCT</b>				<b>322,789.00</b>	
<b>03 CONCRETE</b>							
Concrete Complete	03-0000	1	LS	399,593.00	399,593.00		Concrete Deck Pour Back per Spec
Concrete Pumping	03-5300	1	LS	16,920.00	16,920.00		Concrete Pumping
Concrete Cutting and Boring	03-5300	1	LS	19,850.00	19,850.00		Allowance
Reinstall Deck Sleeves & Anchors	03-5300	1	LS	6,865.00	6,865.00		
Ecopans & Concrete Washouts	03-5301	18	LS	685.00	12,330.00		Storm Water Requirements
Pool Plaster	03-9925	1	LS	374,750.00	374,750.00		Provide and Install - Per Spec
<b>Subtotal DIV 03</b>		<b>CCT</b>				<b>830,308.00</b>	
<b>06 CARPENTRY</b>							
Rough Carpentry	06-1000	1	LS	9,456.00	9,456.00		Misc Carpentry
<b>Subtotal DIV 06</b>		<b>CCT</b>				<b>9,456.00</b>	
<b>07 THERMAL AND MOIST PROTECT</b>							
Damp & Waterproofing	07-1000	1	LS	3,952.00	3,952.00		Below Grade Waterproofing Reapply at Exposed
Sealants & Caulking	07-9213	1	LS	18,800.00	18,800.00		Site Sealants
<b>Subtotal DIV 07</b>		<b>CCT</b>				<b>22,752.00</b>	
<b>08 WINDOWS AND DOORS</b>							
<b>Subtotal DIV 08</b>		<b>CCT</b>				-	
<b>09 FINISHES</b>							
Swimming Pool Tile	09-3213	1	LS	691,873.00	691,873.00		Provide and Install of Pool Tile per Spec Includes Tile Handholds C701 2"x2" white matte
<b>Subtotal DIV 09</b>		<b>CCT</b>				<b>691,873.00</b>	
<b>10 SPECIALTIES</b>							
<b>Subtotal DIV 10</b>		<b>CCT</b>				-	
<b>11 EQUIPMENT.</b>							
Deck Equipment	11-0000	1	LS	39,885.00	39,885.00		
<b>Subtotal DIV 11</b>		<b>CCT</b>				<b>39,885.00</b>	
<b>12 FURNISHINGS</b>							
<b>Subtotal DIV 12</b>		<b>CCT</b>				-	
<b>13 SPECIAL CONSTRUCTION</b>							
Pool Play Features - Refurbishment	13-1100	1	LS	293,346.00	293,346.00		Activity Tower Refurbishment by Whitewater West
<b>Subtotal DIV 13</b>		<b>CCT</b>				<b>293,346.00</b>	
<b>21 FIRE SUPRESSION</b>							
<b>Subtotal DIV 21</b>		<b>CCT</b>				-	

Description		Quantity	Unit	Unit Price	Total	Division Total	Notes
<b>22 PLUMBING</b>							
Plumbing	22-0000	1	LS	329,000.00	329,000.00		<i>Deck drains, repairs and plumbing hook-ups. Includes 2" mainline relocation at building. Below grade type k copper. Provide and Install N/A</i>
Pool Piping	22-3000	1	LS	385,915.00	385,915.00		
Pool & Fountain Plumbing Systems	22-3000	1	LS	-	-		
<b>Subtotal DIV 22</b>	<b>CCT</b>					<b>714,915.00</b>	
<b>26 ELECTRICAL</b>							
Electrical	26-0000	1	LS	55,095.00	55,095.00		<i>Grounding &amp; Bonding, Pool Lights, Repair</i>
<b>Subtotal DIV 26</b>	<b>CCT</b>					<b>55,095.00</b>	
<b>31 EARTHWORK</b>							
Earthwork	31-0000	1	LS	514,525.00	514,525.00		<i>Site Excavation, Grading and Trenching. Bedding materials and basecourse rock Excluded - see Alternate (Req for Schedule) Backfill &amp; Compaction Excluded Erosion Control Allowance</i>
Winter/ Weather Conditions/ Dewatering	31-2319	1	LS	-	-		
Earthwork Methods - Backfill & Compaction	31-3000	1	LS	95,761.00	95,761.00		
Shoring & Underpinning	31-4000	1	LS	-	-		
Erosion Control	31-8000	1	LS	19,471.25	19,471.25		
<b>Subtotal DIV 31</b>	<b>CCT</b>					<b>629,757.25</b>	
<b>32 EXTERIOR IMPROVEMENTS</b>							
Landscaping and Irrigation	32-1001	1	LS	50,000.00	50,000.00		<i>Repair Allowance</i>
Fencing	32-3100	1	LS	-	-		<i>See Alternates</i>
Site Bike Racks/ Site Furnishings	32-3313	1	LS	-	-		<i>None Shown</i>
<b>Subtotal DIV 32</b>	<b>CCT</b>					<b>50,000.00</b>	
<b>33 UTILITIES</b>							
Utilities	33-0000	1	LS	-	-		<i>Excluded - Existing Storm, Sanitary and Water can be reused By Owner - Xcel Energy for Elec &amp; Gas Utility</i>
Electrical Utilities	33-7000	1	LS	-	-		
<b>Subtotal DIV 33</b>	<b>CCT</b>					<b>-</b>	
<b>TOTAL ALL DIVISIONS</b>						<b>3,980,548.67</b>	
<b>BUILDING PERMIT &amp; FEES</b>	<b>No</b>						
Building Permit		1	LS				<i>All Permits, Bldg Dept Fees, Use Tax, and Other AHJs Fees are by Owner. ADM to assist with all permitting w/ bldg dept.</i>
Plan Check		1	LS				
Fire Dept		1	LS				
Use Tax		1	LS				
<b>Total Permits</b>						<b>-</b>	
<b>CONSTRUCTION SUBTOTAL</b>						<b>3,980,548.67</b>	
	ADM OH&P:			7.00%		278,638.41	
	Builder's Risk Ins			0.00%	<i>By Owner</i>	-	
	ADM Liability Insurance			1.50%		59,708.23	<i>Cost Per Square Foot</i>
<b>CONSTRUCTION BASE PRICE</b>						<b>4,318,895.31</b>	
	Bond Fee			1.00%		43,188.95	
	Contingency			2.00%		86,377.91	<i>Cost Per Square Foot</i>
<b>TOTAL CONSTRUCTION COST</b>						<b>4,448,462.17</b>	