

To access the Agenda and Backup Materials electronically, go to [www.gjcity.org](http://www.gjcity.org)



**CITY COUNCIL AGENDA  
SPECIAL MEETING  
WEDNESDAY, OCTOBER 12, 2016, 7:00 P.M.  
CITY HALL AUDITORIUM  
250 NORTH 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

**Call to Order/Pledge of Allegiance**

**Regular Agenda**

**1. Contracts**

- a. [Three contracts for the construction of the Las Colonias Amphitheater to include: slough excavation, trail work and access, and site, building, and civil work](#)

**2. Resolution**

- a. Municipal Court

**Other Business**

**Adjournment**



## Grand Junction City Council

### Regular Session

Item #1 a

---

**Meeting Date:** October 12, 2016

**Requested by:** Rob Schoeber, Parks  
and Recreation  
Director

**Submitted by:** Traci Wieland, Recreation  
Superintendent

**Department:** Parks and Recreation

---

### Information

#### **SUBJECT:**

Three contracts for the construction of the Las Colonias Amphitheater to include: slough excavation, trail work and access, and site, building, and civil work

#### **RECOMMENDATION:**

Staff recommends authorization of the following contracts:

1. Con-Sy, Inc. for the slough channel excavation in the amount of \$214,767.20
2. Mountain Valley Constructing for the trail and access construction in the amount of \$181,025.75
3. Asset Engineering Limited for the construction of the Las Colonias Amphitheater to include site, building, and civil work in the amount of \$2,957,599.96

#### **EXECUTIVE SUMMARY:**

Las Colonias Park is a 130 acre parcel located south of the downtown area along the Colorado River. City Council adopted the current master plan for Las Colonias Park on July 3, 2013. The first phase of development was completed in 2015 and includes a restroom/shelter, parking, playground, trail connections and native arboretum. The second phase of this park master plan includes one of the most highly visible and signature areas of the park – an outdoor amphitheater.

The amphitheater is designed as a multi-functional venue for crowds varying in size from 500 – 5,000. The overall design for this phase has included input from three professional architectural firms as well as multiple City departments including Parks & Recreation, Fire, Police, Engineering & Planning, Traffic, and Public Works. The building includes a 40' x 60' stage and other support amenities including green room,

restroom, and side wings. The landscaped seating area will feature a gently sloped lawn extending toward the parkway with views back toward the Colorado River. Additional site improvements will include trail relocation, slough excavation, and park access.

The anticipated construction timeline will be as follows:  
 Slough excavation: October 17 – December 31, 2016  
 Trail and median access: October 17 – November 30, 2016  
 Amphitheater construction: November 14, 2016 – fall of 2017

**BACKGROUND OR DETAILED INFORMATION:**

The project was bid using three separate bid packages: slough excavation, trail work and access, and amphitheater site, civil, and building in an effort to receive the most competitive bids possible.

**Slough Excavation**

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Six companies submitted formal bids, which were found to be responsive and responsible in the following amount:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST</b>
<b><i>Con-Sy, Inc.</i></b>	<b><i>Grand Junction, CO</i></b>	<b><i>\$214,767.20*</i></b>
Mountain Valley Contracting, Inc.	Grand Junction, CO	\$384,979.55
Colorado West Contracting, Inc.	Grand Junction, CO	\$396,080.12
Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	\$453,020.00
M M Skyline Contracting, Inc.	Grand Junction, CO	\$467,931.60
M.A. Concrete Construction, Inc.	Grand Junction, CO	\$579,509.40

\*The Con-Sy cost total includes the addition of Add Alternate #1 for demo, haul, and place existing concrete path of \$1,600. Total also includes negotiated pricing reduction of \$20,000 for the excavation component.

**Trail Work and Access**

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City’s Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Four companies submitted formal bids, which were found to be responsive and responsible in the following amount:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST</b>
<b>Mountain Valley Contracting, Inc.</b>	<b>Grand Junction, CO</b>	<b>\$181,025.75</b>
M M Skyline Contracting, Inc.	Grand Junction, CO	\$217,664.20
All Concrete Solutions, LLC	Grand Junction, CO	\$233,448.95
Oldcastle SW Group, Inc. dba United Companies	Grand Junction, CO	\$290,097.50

### **Amphitheater**

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations), posted on the City's Purchasing website, sent to the Grand Junction Chamber of Commerce and the Western Colorado Contractors Association, and advertised in The Daily Sentinel. Two companies submitted formal bids, of which one was found to be responsive and responsible in the following amount:

<b>FIRM</b>	<b>LOCATION</b>	<b>COST</b>
<b>Asset Engineering Limited</b>	<b>Grand Junction, CO</b>	<b>\$2,957,599.96*</b>
Ford Construction Company, Inc.	Grand Junction, CO	\$3,243,653.40**

\*Asset Engineering Limited total includes \$214,754.72 of negotiations, deductions, and acceptance of a deductive alternate for half the number of chairs, tables, and carts. For complete list of these items, see worksheet on page 6.

\*\*Ford Construction's bid was the high bid, and it exceeded their pre-qualification amount with the City. Therefore, negotiations were undertaken with Asset Engineering for the final project cost.

Below is a short summary and timeline as it relates to project costs and total funding.

#### **November 2015:**

Funding **Estimate** - \$3,702,666; assumes full funding from DOLA and DDA

Project Estimate – \$3,500,000; based on conceptual and preliminary design estimates

#### **May 2016:**

Funding **Estimate** - \$3,517,666; DOLA grant was secured at \$300,000 less than request amount; however, two additional foundations were secured for \$50,000. DDA funding was contingent upon a \$3.5 million functional project and would be reviewed by the DDA board when bids were received in September.

Project **Estimate** - \$3,892,080; A list of add alternates was created totaling \$212,000 in reductions leaving the project approximately \$162,000 short of funding estimate. Council voted to direct staff to secure bids to determine if project was viable. Value engineering and add alternates included in project estimate include elimination of the access road from Riverside Parkway, ADA lift for stage, scissor lift, and chairs/tables/carts, as well as modifications to the landscaping of the seating area, tree installation, irrigation design, and concession area materials.

### **July 2016:**

Funding **Estimate** - \$3,517,666; assumes full funding from DDA

Project **Estimate** - \$3,892,080; The following is a list of add alternates that were created for inclusion in the bid package to be advertised in August:

- Slough alternate – demo, haul, and place concrete path
- Slough alternate – Watson Island control structure
- Slough alternate – seeding and willow pole planting
- Slough alternate – topsoil and erosion control blankets
- Building alternate – stagefront ADA lift
- Building alternate – on stage scissor lift
- Building alternate – folding chairs and rolling carts
- Building alternate – basic AV equipment
- Building alternate – phasing east wing
- Site alternate – benches
- Site alternate – trash/recycling bins
- Site alternate – sod
- Site alternate – trees by City
- Trail and Access alternate – asphalt road off of Riverside Parkway
- Civil alternate – concrete in concession area instead of asphalt

The project estimate also included several costs that could be completed by the City more efficiently as opposed to inclusion in any of the associated bid packages, such as quality control testing, construction administration, equipment rental for use of recycled asphalt, Xcel Energy, sewer/water taps, and plant investment fees. These costs total \$209,909.

### **September 2016**

Funding **Total** - \$3,517,666; Funding from the DDA was secured with a \$500,000 commitment at the September 22 DDA meeting.

Total Project Budget – \$3,796,456.60; A value engineering exercise was completed and negotiations were conducted with two of the contractors to meet the funding total. The negotiations and deductions are items that resulted in minor impacts to the project. The negotiations and deductions are:

1. *Items that can be provided by the City at a reduced price with the same, or better, results.* For example, crushed granite was an expense, provided by a

contractor, that would have cost almost \$100,000. Purchase and install by the City saved over \$63,000.

2. *Items that are not imperative to the facility being operational.* For example, furniture and fixtures can be purchased in future years as budget allows, renting for a short period of time, or by soliciting private business for marketing opportunities.
3. *Items that will not be noticed by the general user.* For example, use of an acrylic paint instead of epoxy paint for the exposed steel will not be noticeable or impactful to future users.

Through the value engineering exercise and negotiations, over \$200,000 was reduced from the total project; however, a funding gap still occurred. To fill the funding gap, staff recommends the use of revenue from Conservation Trust Fund and Open Space Fund.

The following page includes a full breakdown of the project including secured funding, negotiated items, deducts, self-provided items, and other project costs.

<b>Las Colonias Amphitheater</b>	<b>Amount</b>
Funding	3,517,666.00
Additional Internal Sources	116,750.00
<b>Total Revenue</b>	<b>3,634,416.00</b>
<b>Total Construction Administration/Quality Control</b>	<b>127,909.00</b>
Slough	233,167.20
Slough negotiated deduct	(20,000.00)
Slough Alternate - demo, haul and place concrete path	1,600.00
<b>Total Slough</b>	<b>214,767.20</b>
<b>Total Trail and Access</b>	<b>181,025.75</b>
Amphitheater	3,172,354.68
Negotiations - Epoxy paint to acrylic for exposed steel	(2,000.00)
Negotiations - Sheet waterproofing to hydrocide dampproofing	(5,000.00)
Negotiations - Electric to manual operation on overhead door	(6,301.96)
Negotiations - Pre-painted panels to resemble rusted	(4,500.00)
Negotiations - Slope concrete and thinset tile floor; epoxy grout to grout sealer	(10,955.46)
Negotiation - Fence and gate change from welded wire to vinyl chain-link	(56,724.62)
Reduced bonding	(1,472.00)
Deduct - Decomposed granite (purchased and installed by City)*	(98,849.40)
Deduct - Native seed (purchased and installed by City)**	(4,035.41)
Deduct - Metal edger (purchased and installed by City)***	(7,685.50)
Deduct - Lawn seed (replaced with City provided sod)****	(5,230.37)
Alternate - 1/2 Folding Chairs and Rolling carts	(12,000.00)
<b>Total Amphitheater Site/Building/Civil</b>	<b>2,957,599.96</b>
<b>Provided by City</b>	
Decomposed granite (results in deduct for Amphitheater)*	35,350.40
Native seed (results in deduct for Amphitheater)**	1,035.41
Metal edging (results in deduct for Amphitheater)***	5,185.00
Sod instead of Seed (results in deduct for Amphitheater)****	20,000.00
Vibroscreen for recycled asphalt	2,000.00
Trees	9,543.28
<b>Total Provided by City</b>	<b>73,114.09</b>
<b>Other</b>	
Xcel Energy	55,000.00
Plant Investment Fees	25,000.00
<b>Total Other</b>	<b>80,000.00</b>
<b>Total</b>	<b>3,634,416.00</b>

**FISCAL IMPACT:**

Funds for this project have been secured from eight outside funding sources and internal funding sources including the Conservation Trust Fund (CTF) and Open Space Fees as follows.

**Sources**

DOLA Grant	\$1,600,000
Conservation Trust Funds	358,368
Parkland Expansion Open Space Funds	596,048
DDA Contribution	500,000
Riverfront Foundation	75,000
Goodwin Foundation	50,000
Gates Family Foundation	25,000
El Pomar Foundation	25,000
Bacon Family Foundation	125,000
Lions Club	<u>280,000</u>
<b>Total Project Sources</b>	<b>\$3,634,416</b>

**Expenditures**

<b>Construction Contract Con-Sy, Inc.</b>	<b>\$ 214,767</b>
<b>Construction Contract Mountain Valley Const.</b>	<b>181,026</b>
<b>Construction Contract Asset Engineering</b>	<b>2,957,600</b>
Construction Admin./Xcel/Water Taps/City Provided Items	<u>281,023</u>
<b>Total Project Expenditures</b>	<b>\$3,634,416</b>

Year to date Conservation Trust Funds and Open Space Funds are well ahead of initial projections for 2016. Open Space is anticipated approximately \$230,000 higher and CTF is anticipated \$67,000 higher than originally budgeted. Total CTF and Open Space funded originally budgeted for the project were \$837,666. Staff recommends utilizing an additional \$116,750 from these sources to fund a functional project at a total of \$3,634,416. The total project cost share for internal sources (CTF and Open Space) is 26%.

**SUGGESTED MOTIONS:**

**Slough Excavation**

I MOVE to (authorize or deny) the Purchasing Division to Enter into a Contract with Con-Sy, Inc. for the Excavation of the Slough Channel as Part of the Las Colonias Amphitheater Project in the Amount of \$214,767.20.

**Trail Work and Access**

I MOVE to (authorize or deny) the Purchasing Division to Enter into a Contract with Mountain Valley Contracting for the Construction of the Trail and Median Access for the Las Colonias Amphitheater in the Amount of \$181,025.75.



**Amphitheater**

I MOVE to (authorize or deny) the Purchasing Division to Enter into a Contract with Asset Engineering Limited for the Construction of the Las Colonias Amphitheater to include Site, Building, and Civil Work in the Amount of \$2,957,599.96.

**Attachments**

ATTACHMENT 1 – Site Map

ATTACHMENT 2 – Artist Rendering



