



# Arapahoe County

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## Board Summary Report

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**File #:** 23-041

**Agenda Date:** 1/31/2023

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**To:** Board of County Commissioners

**Through:** Shannon Carter, Director, Open Spaces

**Prepared By:**

Ray Winn, Open Spaces Planner II, Open Spaces

**Presenter:** Ray Winn, Open Spaces Planner II, Open Spaces

**Subject:**

11:00 AM \*Parker Road Bridge Construction Management Contract Extension

**Purpose and Request:**

Staff is requesting the Board of County Commissioners approve an extension of an existing contract to Stanley Consultants for construction management services for the High Plains Trail Parker Road Bridge (Segment I) project construction.

**Background and Discussion:** The High Plains Regional Trail is now complete from Stephen B. Hogan Parkway on the north to the Arapahoe/Douglas County Line on the south along the west side of E-470 (see exhibit A). Along the southern end, it was determined that an at grade crossing at the Parker Rd E-470 interchange was too dangerous.

The Partners Group (City of Aurora, Douglas County, Arapahoe County, Town of Parker) has determined that a safer and more comfortable option will be separating the trail from the E-470 corridor, crossing through the future Kings Point (Prairie Point) development within City of Aurora, and crossing Parker Road with a grade-separated crossing (see exhibit A). This crossing will be a much safer alternative than crossing at the E-470/Parker Rd interchange as originally planned. Once the trail crosses over Parker Road, it will connect with the existing Cherry Creek Trail at the 17 Mile House Farm Park, where trail users can head north on the Cherry Creek Trail or head south and connect with the existing Centennial Trail (aka E-470 Trail) within Parker to continue west. This trail connection will complete a major missing link and provide invaluable off-street access to many regional trails including Cherry Creek, Piney Creek, C-470, Mary Carter Greenway, South Platte, and

many local trails.

Funding for the design and construction of the southern connection of this new regional trail to the Cherry Creek Regional Trail, including the overpass of Parker Road, is a joint effort between Arapahoe County, Town of Parker, City of Aurora, Douglas County, Great Outdoors Colorado (GOCO), DRCOG/CDOT, the City of Centennial (grant pending), and the E-470 Public Highway Authority. A total of \$7,911,000 in funding has been contributed by the eight funding partners for this project.

The trail connection has been broken into four segments. Segment I is the Parker Road Bridge and connection to Cherry Creek Trail. Arapahoe County Open Spaces, the Town of Parker and High Plains Trail partners working in cooperation have completed the design phase of Segment I (Parker Road Bridge) of the High Plains Trail. The Partners Group agreed the Town of Parker would lead the design phase of the project then hand the project over to Arapahoe County for construction. The Town of Parker issued a solicitation for the design phase of the project, including cooperative language, and it was awarded and successfully completed by Stanley Consultants. Since the project involves multiple agencies, multiple funding sources and a tight timeline to complete construction to meet funding deadlines, Arapahoe County Open Spaces working with Public Works & Development project manager recommended moving forward with Stanley Consultants for construction management services on the construction phase of the project.

Procurement delays due to supply chain issues for the steel needed to construct the bridge and form liners for abutments delayed the completion of Segment I construction. The project segment was originally scheduled to be completed December 19, 2022, but due to the delays in procurement the completion date was delayed until May 25, 2023. Three months of this delay was originally slated to be a winter shutdown while the bridge fabrication was being completed. Due to some contractor errors the actual winter shutdown is only scheduled for approximately one month. The errors and push back on routine administrative tasks required in the contract have required Stanley to be much more involved in daily management tasks. These issues have also resulted in increases in testing, field visits, submittals, requests for information, and reviewing fixes to major construction errors. Due to these issues with the contractor, Stanley Consultants will need a contract amendment. The amendment will provide funding to complete the project segment and closeout. Stanley Consultants has done a superb job managing an extremely difficult contractor on a very high-profile job and meeting the various requirements and documentation from the many funding sources.

**Fiscal Impact:** A total of \$7,911,000 in funding has been contributed by the eight funding partners to complete three of the four segments of the project. The third segment will be completed by the Kings Point (aka Prairie Point) development. The eight funding partners and their amounts to date are as follows:

- DRCOG: \$2,375,000
- GOCO: \$2,000,000
- Arapahoe County Open Spaces: \$820,000
- Town of Parker: \$750,000

- Douglas County: \$750,000
- City of Aurora: \$500,000
- E-470 Authority: \$466,000
- City of Centennial (grant pending): \$250,000

**Construction Total: \$7,911,000**

The bid construction cost of the Parker Road Bridge (Segment I) is \$5,239,191.50. This was \$862,991.50 less than the next lowest bid. The amended cost for construction management, if approved, would be \$642,076.00. The construction management cost is approximately 12% of the total estimated construction cost. The partner funds have been transferred to the County for the entire project, including the amount needed to pay for the Parker Road Bridge (Segment I) including the \$642,076.00 construction management contract. Arapahoe County is contributing a total of \$1,105,000 from the Open Spaces Acquisition and Development Fund to the overall project, which was approved via resolutions #180628 and #190377. This includes \$820,000 for construction and \$285,000 for design. The balance in the fund exceeds the \$1,105,000 amount required to complete the project.

**Alternatives:** No alternatives are being proposed at this time. Denying the contract amendment would require the County to shut down the project and go through a Request for Proposal process to hire a consultant to provide construction management services for the remainder of the project Segment 1. This would result in significant delays to the construction completion of Segment I. If a different consultant were to win the award of the remaining construction management services, there would be a steep learning curve that would cost additional time and money. There would also be additional cost to pay the contractor for the delay.

**Alignment with Strategic Plan:**

- ☒ Be fiscally sustainable
- ☐ Provide essential and mandated service
- ☒ Be community focused

**Staff Recommendation:** Staff recommends that the Board of County Commissioners approve the contract amendment request to Stanley Consultants to continue providing construction management services for Segment I construction phase of the High Plains Trail project.

**Concurrence:** Open Spaces and the Public Works & Development supports the contract amendment.