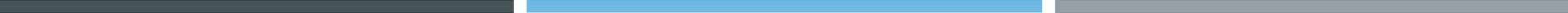


Pagosa Springs Consolidated Maintenance Facility

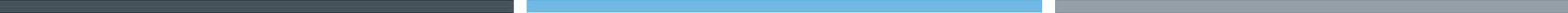


Presentation to Town Council
April 23, 2020



TOWN COUNCIL GOALS

- 1. Focus on Maintenance
 - 1A. Build a new maintenance facility for public works, facilities, and parks maintenance
- Supports multiple goals
 - Any goal that relies on Public Works, Utilities, or Parks Maintenance will be positively impacted by this project



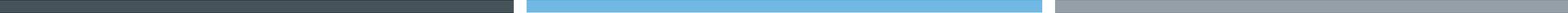
PROJECT PURPOSE/GOALS

- safe, clean and efficient facilities
- modern facilities that support operations in order to provide a high level of service to the public
- consolidate and co-locate multiple departments/divisions to provide shared space which will increase productivity, decrease operation and facility costs, improve services and communication
- ensure that expensive vehicles and equipment are stored in a proper manner
- provide for current and future space needs
- remove nuisance structures on a visible Town property

PROJECT HISTORY

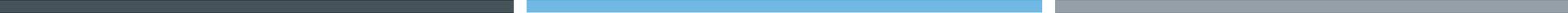
- Facility Need
 - 1930-1970 buildings
 - Poor site drainage/surface
 - Unsafe, inefficient
- Needs Assessment
 - Site programming
- Site selection
 - 18 options
 - Current site was cost effective and beneficial to the Town's image





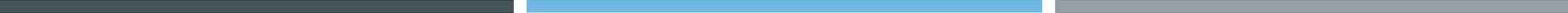
2019 PROJECT DELIVERABLES

- Environmental Assessment and Mitigation
 - Contaminated Soils
 - Asbestos windows
- Geotechnical Site Assessment
- Site Cleanup
- Site Vacation to Swing Space at Lagoon Property



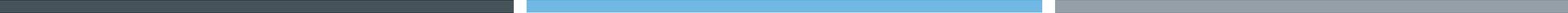
PROJECT FUNDING

- Town Cash
 - Budgeted for \$1,000,000 over 2 years
 - Some spent to date in design/engineering, environmental assessments and cleanup, buying zircons for storage at lagoon property
- Department of Local Affairs (DOLA) EIAF Grant
 - Awarded \$1,000,000
- Certificates of Participation
 - Council issued \$3,000,000 worth of certificates
 - 2.87% interest rate



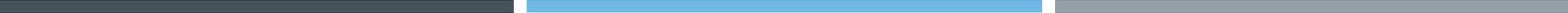
CM/GC GUARANTEED MAXIMUM PRICE PROCESS

- Selection
 - Selected a firm capable of both construction management and general contractor roles
 - Fixed fee for both services is proposed
 - Selected firm becomes a part of the team including the Owner and the Architect
- Pre-Construction
 - Firm works to develop the project and deliver a cost within budget
 - A guaranteed maximum price is established for the project
- Construction
 - Firm works to find areas to reduce cost and deliver on the GMP



PROJECT TEAM

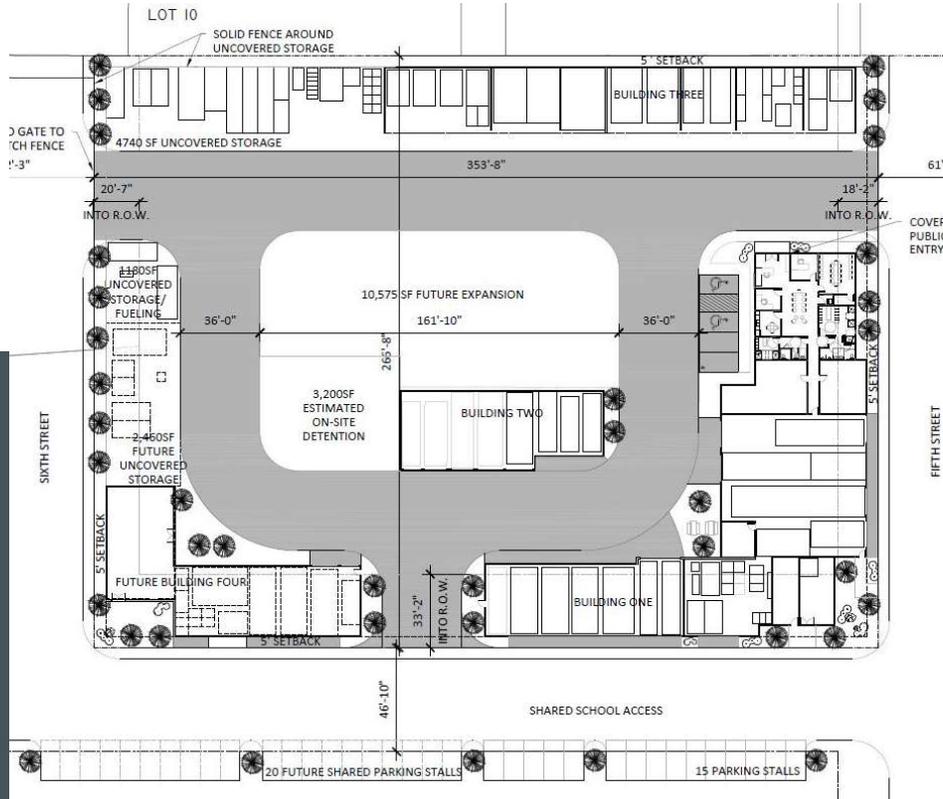
- Architect
 - Reynolds Ash + Associates
- Civil Engineering
 - Davis Engineering
- Mechanical/Electrical Engineering
 - Big Horn Engineering
- Pre - Construction Management
 - Alcon Construction
- Town Staff and Elected Officials



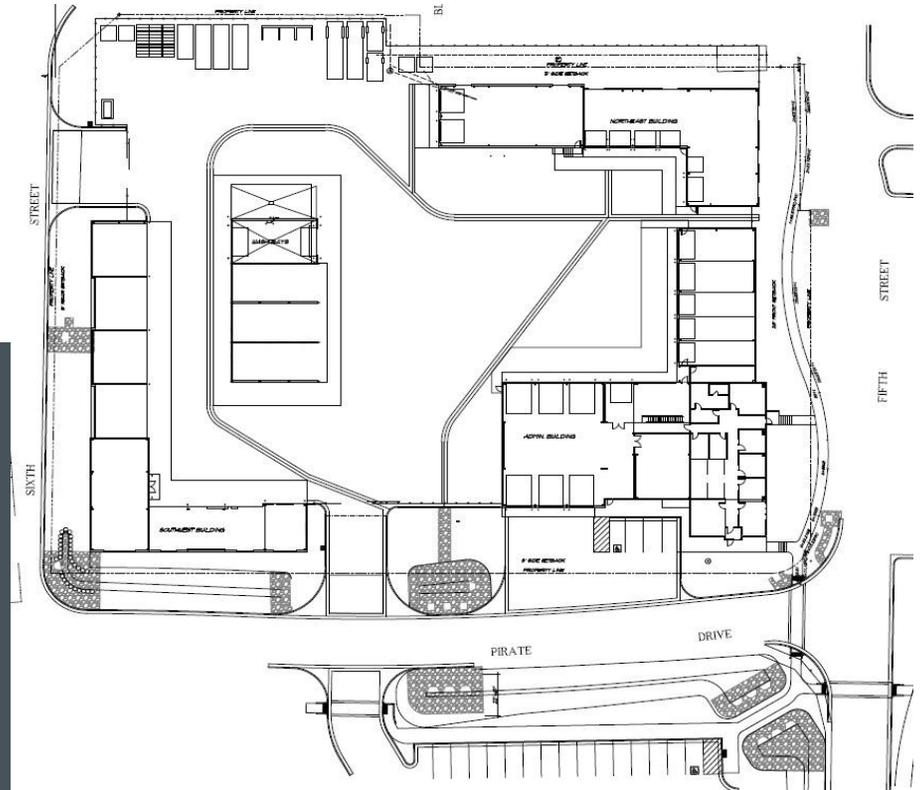
DESIGN CHANGES

- Single vs. Multi Phase
 - Cost benefits from mobilization, GC fees, Engineering fees, and Design fees
 - Minimized impact on staff
 - Civil work completed
- Off Site Improvements
 - Incorporated feedback from stakeholders
 - Added features for vehicles and pedestrians
- Value Engineering (VE)
 - \$452,000 saved from the original CM/GC plan set from multiple areas
 - Maximized reductions in cost while maintaining usability
 - Maintains future options for the buildings and site

Pagosa Springs Town Shop



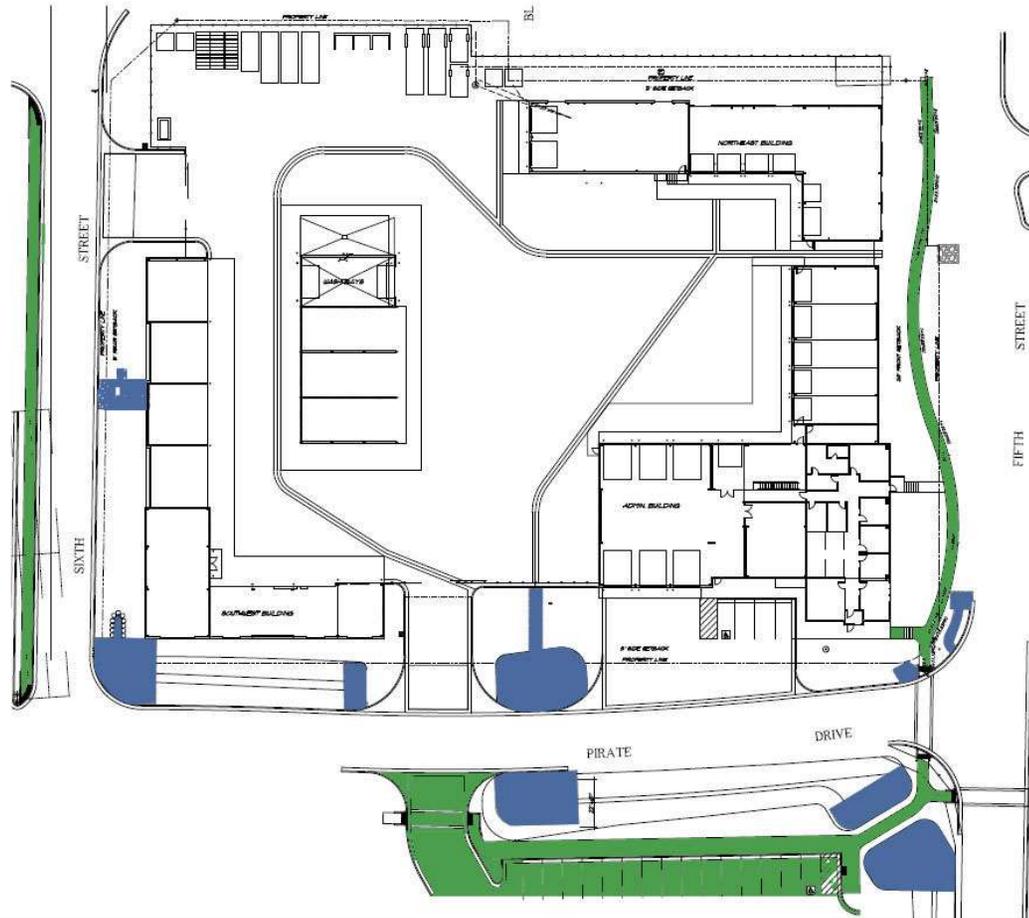
Original Proposed Site Plan



Final Design Site Plan

Site Comparison / Phasing Discussion

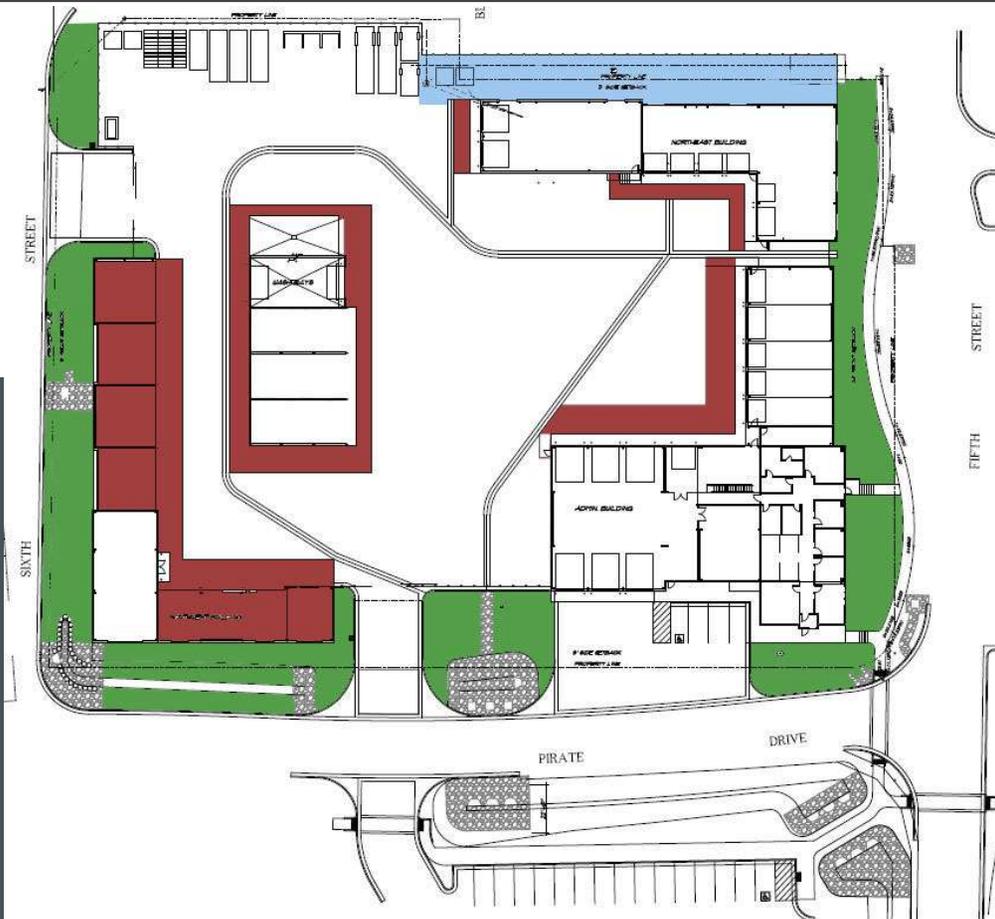
Pagosa Springs Town Shop



- Excessive Drainage from South side of Town
- Pedestrian Connectivity & parking

Examples of Added Off Site Expenses

Pagosa Springs Town Shop



- Eliminate fence on North, use building façade
- Self perform landscape, eliminate from GMP scope
- Significantly reduce site concrete

Pagosa Springs Town Shop



Original Building



Value Engineered Building

Value Engineering Admin Building

Pagosa Springs Town Shop

BUILDING LEGEND



Original Building



Value Engineered Building

Value Engineering Admin Building

Pagosa Springs Town Shop

BUILDING LEGEND

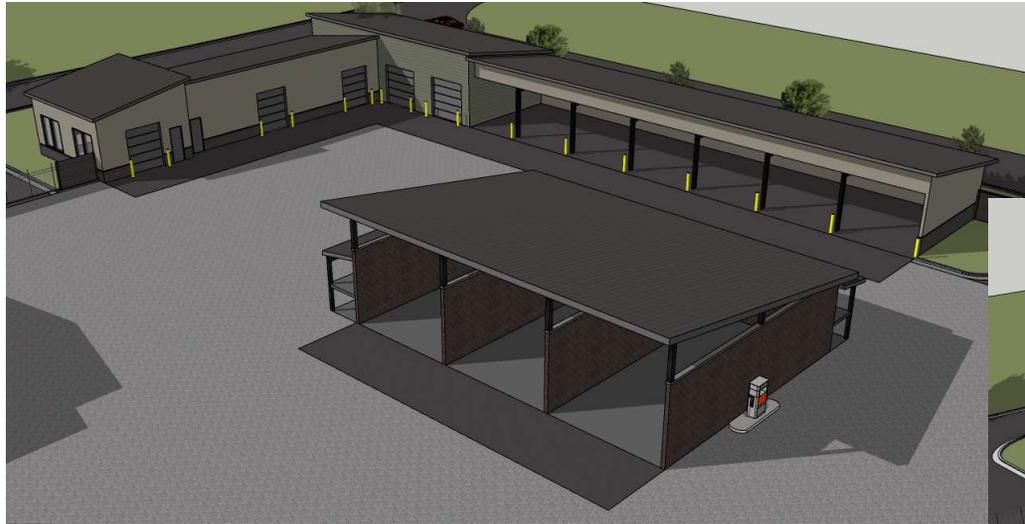


Original Building

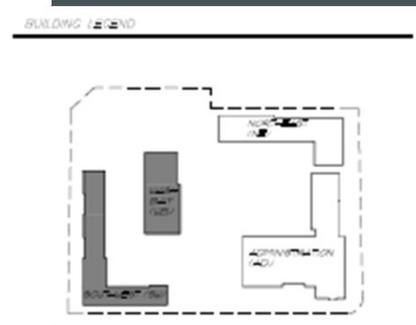
Value Engineered Building

Value Engineering Northeast Building

Pagosa Springs Town Shop

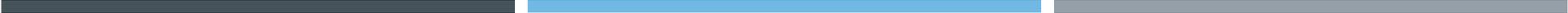


Original Building



Value Engineered Building

Value Engineering Southwest & Wash Bay Buildings



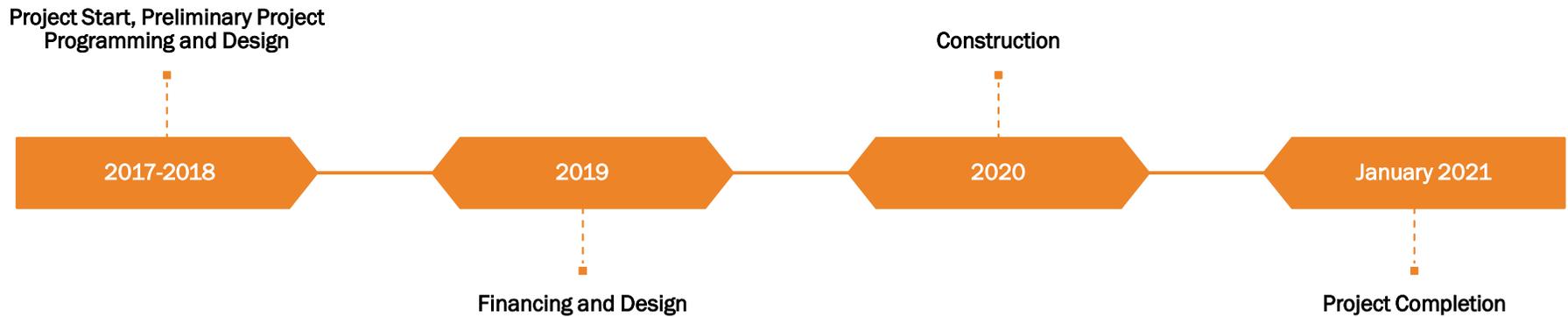
LOCAL FOCUS

- Design Choices
 - Site shielding
 - Drainage & Parking
- Architect Selection
 - Local staff & knowledge
- CM/GC Selection
 - Family owned, southwest Colorado business
- Subcontractor Selection
 - Local preference used
 - Continuing to solicit local bidders

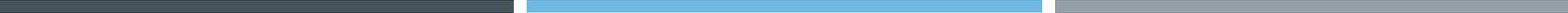
PROJECT BUDGET

Estimated and Proposed Budget Comparison			
Original Estimated Budget		Current Proposed Budget	
Phase 1	\$4,534,960.00	Alcon GMP	\$4,824,410.25
Phase 2	\$1,444,475.00	RA+A	\$180,246.10
		Est Owner's Cost-add'l/soft costs	\$229,959.00
Total Planned Budget	\$5,979,435.00	Grand Total Proposed Project Cost	\$5,234,615.35
Cost savings to deliver the same project:		\$744,819.65	

OVERALL PROJECT TIMELINE

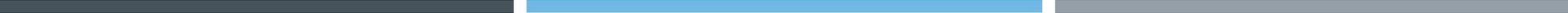


CONSTRUCTION SCHEDULE ATTACHED TO PACKET



STAFF RECOMMENDATION

- Staff is confident that the proposal before you represents the best price and package for this project
- Award the CM/GC contract to Alcon Construction out of Alamosa for a Guaranteed Maximum Price of \$4,824,410.25



QUESTIONS?

ON THE LINE:

REYNOLDS ASH + ASSOCIATES – BRAD ASH & BRIAN HUFF

DAVIS ENGINEERING – MIKE DAVIS

ALCON CONSTRUCTION – BRIAN COOK & MARSHALL TRINGHAM

TOWN STAFF – ANDREA PHILLIPS, JAMES DICKHOFF, DARREN LEWIS, MARTIN SCHMIDT