

BOARD REPORT 05/27

Library update. Contractor is working on purchase of steel for the project. Drawings will be posted this week and were distributed to the Board and Pikes Peak Library.

Town Hall update. Town engineer reviewed (2) qualified contractors for the restoration project. A copy of the proposal is on your tabletop. Further on the agenda is a resolution for the recommendation. Staff supports the recommendation and requests approval to move forward with the project.

No change to taps released but a number of developments being explored and discussed.

Redrilling to the Denver is moving along smoothly - construction of the well, including casing, gravel packing and grouting wrapped up this week Tuesday and now the contractor is developing/cleaning the well to remove drilling fluid and fine grain material.

New business licenses will be posted to town sign when approved each month – this month new businesses include WAKE – Center for the Healing Arts, owner Lindsay Hodges, from her home

And as introduced tonight – Palmer Lake Rentals for boards/kayaks at the lake from Finders Keepers

The star will be lit this weekend in remembrance of town residents and posted to the website. The office will be closed Monday to observe Memorial Day.

NOTE: Board workshop for water project updates – via zoom on 6/2 at 3-5p; and availability yet for CML Effective Governance workshop (virtual) on 6/18 from 9a-3:30p

Diacut property - Elite Cranes – planning move to Monument by the end of July (property/business owner present...)



May 20, 2021

Town of Palmer Lake
Attention: Ms. Dawn Collins
42 Valley Crescent
Palmer Lake, CO 80133

Re: Town Hall Restoration

Dear Ms. Collins,

Please see attached for our Statement of Qualifications and Basis of Proposal Presentation to repair and restore the Town Hall located at 28 Valley Crescent to suit the needs of the Town of Palmer Lake. We believe this presents a solid outline of our approach to this project and the fees and pricing that would be applied to our future cost estimates. We would be happy to discuss or answer any questions with you at your convenience.

We feel TN Parker Construction is ideally suited for the Town Hall Restoration project given our talented and dedicated employees, and extensive history of completing remodels and restorations that are technically complex requiring special care to preserve existing elements, such as those at the Town Hall with such historical importance. We possess the expertise and professionalism the Owner deserves and offer a level of customer service that is second to none.

TN Parker Construction has been in Colorado Springs for 21 years performing a variety of projects from ground-up construction of new buildings to significant remodels and restorations of multi-story facilities. We are a small firm by choice and our Owner takes a personal interest and is involved with every single project that we complete, we are a financially solid company that has never defaulted on a project, and we hold a bonding capacity of \$20 million. TN Parker Construction holds an Unlimited A Commercial General Construction license in El Paso and surrounding Counties, and has a flawless reputation with building, city and county officials and local subcontractors and suppliers. We have never failed to complete, been penalized for late completion or otherwise reprimanded in our history; on any projects we have undertaken.

If selected as General Contractor for this project, we commit to the Owner the resources to efficiently and economically complete the work all while demonstrating our core values of honesty and respect, and promise that everyone involved will enjoy the process and be fully satisfied with the resulting product.

Thank you for your consideration and for allowing us this opportunity!

Sincerely,

A handwritten signature in blue ink that reads 'Jesse Clarke'.

Jesse Clarke, Project Estimator/Manager
TN Parker Construction

111 Swope Avenue Colorado Springs, CO 80909
719-532-9725

City of Palmer Lake - Town Hall Restoration

Statement of Qualifications

1. Specific Relative Experience:

- a. **Divine Redeemer Catholic Church – Interior Remodel**
 - i. Contract Type: CMAR with GMP
 - ii. Contract Amount: \$204,047.00
 - iii. Description: Interior remodel of an existing church including installation of a new multi-floor elevator within the existing building structure. Job involved communication and coordination between the general contractor and engineers for the structural work to maintain the existing building integrity and finishes of the church while not disrupting daily operations.
- b. **Rocky Mountain Apartments – Interior Remodel**
 - i. Contract Type: CMAR with GMP
 - ii. Contract Amount: \$1,603,840.00
 - iii. Description: Interior remodel of an existing commercial medical office building and conversion to a residential low-income apartment within the existing building structure. Job had significant technical structural repairs to framing, masonry, and concrete problems that existed before Owner purchased the building. Work completed on time and within budget.
- c. **Village at Skyline Building #4 – Interior Remodel**
 - i. Contract Type: CMAR with GMP
 - ii. Contract Amount: \$4,998,175.00
 - iii. Description: Interior remodel of an existing senior living facility while occupied by senior residents. Converted the bottom two floors of the building to memory and transitional memory care. Aged existing conditions and lack of existing building information resulted in TNP working closely with out-of-state architect and engineers to develop cost efficient solutions to existing structural and MEP issues that were discovered during demolition. Work completed on time and within budget.

2. Project Approach:

- a. Start with an analysis of the provided documents and prepare a Budget Validation estimate utilizing specialty subcontractors such as electrical and insulation to provide budget pricing and to offer value engineering (cost saving) ideas and solutions in terms of constructability matters.
- b. Assist with design completion by providing the Owner and Design Team cost information as required to make final decisions.
- c. Create an initial project schedule and provide updates as the pre-construction and construction portions of the work progress. Also identify long lead items such as pre-engineered wood roof trusses. We may decide collectively that it would be advantageous to carve out portions of the scope of work that could proceed immediately while remaining project details and work scopes are finalized.

- d. Develop GMP Construction Estimate – upon completion of the design we will prepare clear and concise bid packages, solicit competitive bids from qualified local subcontractors and suppliers, receive and evaluate bids, and offer recommendations for final award.
- e. TNP often self performs work such as demolition, concrete, rough/finish carpentry, drywall, doors/hardware, and specialty installations. We still solicit competitive bids for these portions of the scope, but we often find that we can complete such scopes at a more economical price as compared to subcontractors. We don't apply additional markup fees for OH&P regarding self-performed work, only the CM/GC fee is applied to self-performed work.

3. Cost and Schedule Control:

- a. Starts with the initial issuance of subcontracts and purchase orders with clear and concise terminology concerning project timelines and early procurement dates to avoid unnecessary material or labor price escalations. This is maintained through continuous project management Job Cost reviews and analysis of costs to date as compared to estimated amounts to ensure project completion within budget.
- b. Invoicing is streamlined through customized accounting software which includes itemized monthly expenditures of labor, material, equipment and subcontractor costs.
- c. See attached example monthly and master job cost reports.

4. Current Workloads / Future Commitments:

- a. Crossfire Ministries Remodel
 - i. Duration: July thru September 2021
 - ii. Contract Amount: \$1.2M
- b. Greccio Housing Apartment Exterior Renovations
 - i. Duration: May 2021,
 - ii. Contract Amount: \$25k
- c. Currently seeking an additional project for key employees proposed. We are highly motivated to perform the Town Hall Restoration project with you.

5. Bonding Capability:

- a. See attached for a current bonding reference letter with our capabilities from our surety provider.

Basis of Proposal

We have assumed that AIA contract documents: A102 2017 and A201 2007 versions will be utilized as the Owner-Contractor agreements for this project.

1. Key Employees:

- a. Project Manager / Estimator - Neil Parker
- b. Field Engineer / Estimator - Jesse Clarke
- c. Field Superintendent - Steve Prince

2. See below for list of probable trades for the specified scope of work. We have also noted (in brackets) those items that TNP often self-performs; however as previously indicated we routinely award scopes of work to subcontractors if bids received are more beneficial to the project in terms of cost or schedule:

01000 General Conditions, Management, etc... (TNP always self-performs, never subcontracts management or field supervision services)

02200 Site Concrete (TNP)

02250 Demolition (TNP)

02600 Landscape (TNP)

03000 Concrete Flatwork (TNP)

04000 Masonry Restoration (TNP)

05000 Misc. Metals (handrails, guardrails, possibly site related....)

06000 Rough Carpentry (TNP)

06200 Finish Carpentry, Wood Trim, Bead Board (TNP)

07000 Thermal Insulation

08000 Doors, Frames & Hardware (TNP)

09000 Drywall & Finishing

09200 Floor Covering & Base

09900 Painting

10000 Restroom Specialties (TNP)

15400 Plumbing & Fixtures

16000 Electrical & Fixtures

3. Employee Unit Pricing: Rates listed below include payroll taxes and insurance but exclude CM/GC Fee (rates indicated are a cost of the work as defined by the referenced AIA documents)

- a. Neil Parker, Project Manager - \$62.00
- b. Jesse Clarke, Estimator/Field Engineer - \$46.20
- c. Steve Prince, Field Superintendent - \$50.40
- d. Charles Snyder, Field Superintendent - \$42.00
- e. John Thorgalsen, Carpenter Foreman - \$37.80
- f. Andre Mackinnon, Carpenter - \$30.80
- g. Shawn Dale, Laborer - \$23.80

4. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes home office overhead.
5. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes contractors profit.
6. Materials incorporated in to the project are defined as a cost of the work in accordance with the referenced AIA documents.
7. In addition to the CM/GC Fee of 12%, 1/2 of 1% (.5%) shall be added to subcontractor costs to cover general liability insurance of insured subcontractors.
8. CM/GC Fee of 12% covers the cost of TNP's General Liability insurance. Workman's Compensation insurance costs are covered in the Employees Payroll Tax (burden) multiplier. The cost of performance and payment bonds are indicated below and are to be considered a cost of the work as defined by the referenced AIA documents.

TNP Bond Rates – based on a time for completion of less than 24 months and a Warranty Period of 12 months. An Additional 12-month Warranty period would be an additional cost of \$2.63 per \$1,000 in contract value.

<u>Contract Price</u>	<u>Cost per Thousand (US\$)</u>
First \$100,000	\$11.55
Next \$400,000	\$11.55
Next \$2,000,000	\$9.45

9. Itemization of GC's proposed equipment:

- a. Company Owned Tools: Owner will not be charged rental or usage fees for any hand tools, power tools, ladders, extension cords, scaffolding, or the like owned by TNP. The costs associated with the usage of these items on the job are included in the CM/GC Fee of 12%.
- b. TNP Owned Heavy Equipment/Field Truck/Specialty Tools: Owner receives a 10% reduction in rental costs on Contractor owned equipment. 90% of the standard rental rate paid at the place of the project, shall be charged to the cost of the work to cover the costs associated with normal wear and tear and maintenance resulting from equipment operation while on the project.
- c. Non-Owned Equipment & Temporary Facilities – the Owner receives a discount because only the contractor's rental rates are charged as a cost of the work for non-owned equipment and temporary facilities. Some items that we feel will probably be required, along with current rental rates from our vendors include:
 1. 30-yard trash dumpster: \$350/container, One-time \$100 delivery fee
 2. 40' storage container: \$120.00/month, \$115.00/delivery/pickup
 3. Portable toilet: \$97.00/month, \$40.00/delivery/pickup

10. None.

11. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes contractors commercial auto insurance coverage. TNP will not markup any Builders Risk Insurance policies provided by the Owner.
12. See item 8 and 10 above.
13. CM/GC Fee of 12% shall be applied to any changes to the work including additive or deductive.