



# Town of Johnstown

## TOWN COUNCIL AGENDA COMMUNICATIONS

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<b>AGENDA DATE:</b>	August 21, 2023
<b>SUBJECT:</b>	RFP Award for Police Department Expansion and Renovation
<b>ACTION PROPOSED:</b>	Consider Awarding the Police Department Expansion project to Mark Young Construction.
<b>ATTACHMENTS:</b>	<ol style="list-style-type: none"><li>1. RFP for Police Department Expansion</li><li>2. Professional Services Agreement</li><li>3. Mark Young Construction Proposal</li><li>4. Golden Constructors Proposal</li><li>5. Saunders Construction Proposal</li><li>6. Francis Pittman Construction Proposal</li><li>7. Adolfson and Peterson Construction Proposal</li><li>8. Buildings by Design Construction Proposal</li></ol>
<b>PRESENTED BY:</b>	Brian Phillips, Police Chief

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### AGENDA ITEM DESCRIPTION:

The Town has experienced substantial growth since the original police department was built in 2002. This growth has created a need for a renovation and expansion of the police department building. The project will be specifically focused on the evidence storage capacity, the training space and making additional technology available to officers.

To facilitate this goal, in early 2023, the Town entered into a contract for architectural design services with D2C Architects. Preliminary drawings were completed to approximately 40% with D2C and at this point an RFP for a Construction Manager at Risk (CMaR) was issued to work together and finish the design of the construction plans. The CMaR entity hired is a contractor who will join the design team and the Town to offer value engineering services into the project, provide more refined cost estimates, and ultimate when design is completed, offer a Guaranteed Maximum Price to perform the work on the project. Based on the price proposed, the Town will have the option to either accept the GMP as-is or to have an independent cost estimate completed to evaluate the prices to be sure the price is within a certain percentage threshold. If the Town

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opts for an independent cost estimate and the percentage threshold is not met, the Town will have the final determination if they want to formally bid out the construction project based on the design.

The Town received submissions from six contractors which are attached to this communication and used the criteria outlined in the RFP as shown below:

- Responsiveness to the RFP
- Qualifications and Experience of the construction team
- Resources available for the project
- Leadership structure/key personnel experience
- Management Approach
- References
- Financial Condition
- Safety Performance
- Disbarment Status

Based on the evaluation criteria, this list was shortened to a list of three contractors who were then interviewed. Through this process Mark Young Construction was identified as being the best choice for The Town.

After careful deliberation and review, Staff recommends awarding the CMaR bid to Mark Young Construction based on their approach and extensive experience. The total cost for the CMaR is \$14,700.

**LEGAL ADVICE:**

The Town is using the Town’s Professional Services Agreement template which has been approved by the Town Attorney.

**FINANCIAL ADVICE:**

The cost of design and these CMaR service for the expansion and renovation has been included in the 2023 Budget.

**RECOMMENDED ACTION:** Staff recommends awarding the CMaR contract Agreement to Mark Young Construction as presented.

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**SUGGESTED MOTIONS:**

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**For Approval:**

I move to approve awarding the Construction Manager at Risk, pre-construction services to Mark Young Construction for an estimated \$14,700.

**For Denial:**

I move that Council denies awarding the Construction Manager at Risk, pre-construction services to Mark Young Construction.

*Reviewed and Approved for Presentation,*



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Town Manager