

**Ridgway Town Council
Special Meeting Agenda
Tuesday, April 29, 2025**

**Pursuant to the Town's Electronic Participation Policy,
the meeting will be conducted both in person and via a virtual meeting portal.
Members of the public may attend in person at the Community Center, located at
201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting
information below.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89166199812?pwd=tspYzhRbQm8CrarQdl4N7XwoQPn6PZ.1>

Meeting ID: 891 6619 9812

Passcode: 836969

Dial by your location

+1 346 248 7799 US

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5:30 p.m.

ROLL CALL Councilors Kevin Grambley, Polly Kroger, Michelle Montague, Terry Schuyler, Josey Scoville, Mayor Pro Tem Beth Lakin and Mayor John Clark

ACTION ITEMS

1. Notice of Award for Construction Manager at Risk (CMAR) for the Beaver Creek Diversion Restoration Project - Town Manager.
2. Notice of Award for Professional Architecture and Engineering Design Services for the Ridgway Athletic Park Baseball Fields and Pickleball Courts - Town Manager.

ADJOURNMENT

AGENDA ITEM #1



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 25, 2025
Agenda Topic: **Notice of Award for Construction Manager at Risk (CMAR) for the Beaver Creek Diversion Restoration Project**

BACKGROUND:

The Town has two principal diversion locations for raw water. One is the “Beaver Creek Diversion.” At the Beaver Creek Diversion, the Town diverts the water from Beaver Creek into a side channel that runs the water over a “grizzly”, which screens out the larger rocks and some debris and into a trough. The first section of the trough includes a swing gate that can either direct the water directly into the Ridgway Ditch and/or divert some or all of the flow into a side channel that serves as both an overflow and rock chute.

On the morning of August 12, 2024, Town staff made a routine check of the Beaver Creek Diversion and found that a rain event over the weekend had severely impacted Beaver Creek above the Town’s diversion point. For the first time in the 40 plus years current Town staff has observed, the Creek was significantly altered by the weather event. The weather event washed out the land between the two braids of the Creek, eroded the side banks and undercut the creek so that the creek at the diversion location appears to be below the elevation of the grizzly that screens the water from the diversion before it goes into the Ridgway Ditch. In addition, the event filled the diversion channel, grizzly, diversion trough, and the Ridgway Ditch with a mud slurry bank to bank to the top of the Ditch for hundreds of feet.

At this time, the Creek is no longer aligned with the Ridgway Ditch. The Creek is undercut and at a lower elevation. The Creek is also much wider than it was previously. In addition, the new stream banks are unstable. The trees at the top edge of the bank in many cases have parts of their root systems exposed. Given the increased intensity of the storms that took place in the summer of 2024, the long-term fix for diversion will need to be something that takes into account extreme weather events and that can handle the normal fluctuations in flows and gravel loads.

Town staff’s focus over the fall and early part of winter was on preparing an application to the Colorado Water Conservation Board requesting an \$8M emergency draw-down loan (bearing no interest for a 3-year period) to bridge state and federal grant opportunities. The application was successfully submitted on October 1, 2024, and the loan was approved in December 2024.

In December 2024, the Town entered into an agreement with the United States Department of Agriculture, Natural Resources Conservation Service (NRCS) to allow the NRCS to provide technical and financial assistance for the project. More specifically, the NRCS will reimburse the Town up to 75 percent of eligible construction costs and will contribute some funds for technical assistance.



In December 2024, the Colorado Department of Public Safety, Division of Homeland Security and Emergency Management approved the Town's application for funding pursuant to the Disaster Emergency Fund.

In February, after a competitive solicitation process, Council awarded the Planning and Engineering Services for the Beaver Creek Diversion Restoration Project to RESPEC Company, LLC (RESPEC). Town staff and the RESPEC team has worked diligently over the past several months on the site assessment/data collection phase and the alternatives development and analysis phase of the scope of work.

SUMMARY:

On March 19th, the Town issued a Request for Proposals (RFP) for Construction Manager at Risk (CMAR) for the Beaver Creek Diversion Restoration Project. The CMAR section of this staff report provides more information on the CMAR construction delivery method. The RFP sought proposals from qualified firms to provide pre-construction procurement and construction services using a CMAR construction delivery method. The selected CMAR will work with the Town and the RESPEC team (i.e., the design engineer) throughout the duration of the project. Proposals were due by 4:00 p.m. on April 17th.

The Town received four proposals from the consultants listed below. Town staff and the RESPEC team collectively reviewed the proposals on April 18th and interviewed two firms on April 22nd.

- JHL Constructors
- Kissner General Contractors, Inc.
- Meridian Contracting, Inc.
- Myers & Sons Construction, LLC

The two firms that were interviewed (JHL Constructors and Meridian Contracting, Inc.) were interviewed by a panel consisting of Joanne Fagan, Town Engineer, Preston Neill, Town Manager, and four members of the RESPEC team.

RECOMMENDATION:

The Town's Procurement Manual states that contracts for the purchase of supplies, goods, equipment and services in excess of \$25,000 shall be approved by Council. Additionally, and as stated in the Procurement Manual, "Awards shall generally be made to the bidder whose bid best meets the requirements and criteria set forth in the RFB." An award should be made to the best qualified, responsible and responsive bidder whose evaluation by the Town indicates that the award will be in the best interests of the overall project.

Based on the quality of the proposals and interviews, the selection criteria outlined in the RFP, and the results of a thorough reference checking process, the interview team listed above recommends



that the Town Council award the CMAR contract for the Beaver Creek Diversion Restoration Project to Meridian Contracting, Inc. (Meridian). According to their proposal, Meridian was founded in 2003 and has successfully delivered complex heavy civil and industrial projects across Arizona, New Mexico, Texas, Oklahoma, California, and Colorado for clients such as the U.S. Army Corps of Engineers, Departments of Transportation, Copper Mining Companies, the Federal Highway Administration, the Bureau of Reclamation, the U.S. Forest Service, and numerous municipalities. Meridian's corporate office is located in Tucson, AZ. They have a regional office in Albuquerque, NM, and, in 2022, Meridian opened a local office in Olathe, CO.

ABOUT CMAR:

CMAR is an alternative project delivery method that differs from the more traditional Design-Build method. A construction manager is brought in early in the project in a consultant-type role to provide input during the design phase in order to help shape the project's scope and budget to optimize the constructability and cost efficiency of the design. During this phase the contractor provides cost estimates for the construction phase, typically at about 30%, 60% and 90% design. This allows the design team and the owner to have a good understanding of what the project is expected to cost and if necessary, adjust the direction of the design. At each of those milestones, there is typically an option to part ways if the process is not working for all the parties. If the parties feel like the process is proceeding as anticipated and the owner wants to continue working with the construction manager through construction, the construction manager commits to delivering the project within a guaranteed maximum price (GMP), which is better understood and negotiated during the early design stages. During the construction, in the type of CMAR Ridgway is using, the construction manager will construct the project. With the GMP, the construction manager assumes the risk of any cost overruns, meaning they absorb the costs if the project exceeds the GMP. The GMP provides a clear cost ceiling for the project, fostering a transparent and collaborative relationship between the owner (i.e., the Town) and the construction manager. The construction manager's involvement early in the process can help streamline the design and construction phases, potentially leading to a faster and more cost-effective project delivery.

FINANCIAL IMPLICATIONS:

This project was identified as a Capital Improvement Project in the 2025 Annual Budget. The Town has secured the needed financing mechanisms to advance this project. They are described in the narrative above and are reiterated below:

- An emergency bridge loan through the CWCB for an amount not to exceed \$8,080,000 (\$8,000,000 for project costs and \$80,000 for the 1% service fee).
- A grant an agreement award from the NRCS's Emergency Watershed Protection Program for \$4,311,369 worth of eligible expenditures.
- A grant from the Colorado Department of Public Safety, Division of Homeland Security and Emergency Management's Disaster Emergency Fund for \$2,000,000 with a local match requirement.



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

RECOMMENDED MOTION:

"I move to issue Notice of Award for the CMAR for the Beaver Creek Diversion Restoration Project to Meridian Contracting, Inc."

AGENDA ITEM #2



To: Honorable Mayor Clark and Ridgway Town Council
From: Preston Neill, Town Manager
Date: April 25, 2025
Agenda Topic: **Notice of Award for Professional Architecture and Engineering Design Services for the Ridgway Athletic Park Baseball Fields and Pickleball Courts**

SUMMARY:

In March, the Town issued a Request for Proposal (RFP) for Professional Architectural and Engineering Design Services for the Ridgway Athletic Park Baseball Fields and Pickleball Courts. The full RFP can be viewed by clicking [HERE](#). Bids were due by 4:00 p.m. on April 17th. The RFP sought proposals from qualified, professional consultants for the design of new baseball fields and pickleball courts in general conformance with what is depicted in the Ridgway Athletic Park Master Plan. The Ridgway Athletic Park Master Plan recommends one full size regulation high school baseball field, one softball/little league baseball field, and eight pickleball courts.

The Town received the following two proposals:

- DHM Design \$124,825.00
- Peak Land Design \$123,848.00

An evaluation committee was assembled and reviewed the proposals carefully against the review criteria listed in the RFP. Based on the quality of the proposals, the selection criteria outlined in the RFP, and the results of a reference checking process, **the evaluation committee is recommending that the Town enter into a Professional Services Agreement with DHM Design for the project.** This company is based out of Durango, CO, and has completed a variety of projects for the Town over the last several years. Staff feels that they are a good fit to complete this important community project.

FINANCIAL IMPLICATIONS:

The Town's Procurement Manual states that contracts for the purchase of supplies, goods, equipment and services in excess of \$25,000 shall be approved by Council. Additionally, and as stated in the Procurement Manual, "Awards shall generally be made to the bidder whose bid best meets the requirements and criteria set forth in the RFB." An award should be made to the best qualified, responsible and responsive bidder whose evaluation by the Town indicates that the award will be in the best interests of the overall project.

This project was budgeted for in the Capital Improvements Plan of the FY2025 Adopted Budget at a total amount of \$125,000. Both proposals came in just under the budgeted amount. Staff talked with Walker Christensen, Principal-in-Charge with DHM, to correct some of the incorrect assumptions found in DHM's proposal. As a result of that conversation, the proposal amount was not modified.

PROPOSED MOTION:

"I move to authorize staff to enter into a Professional Services Agreement with DHM Design for Professional Architectural and Engineering Design Services for the Ridgway Athletic Park Baseball Fields and Pickleball Courts."