



## PUBLIC NOTICE OF SPECIAL BOARD MEETING

The Arvada Urban Renewal Authority (AURA) Board of Commissioners will hold a special board meeting in a hybrid format that will allow for in-person attendance at 5601 Olde Wadsworth Blvd, Suite 210, Arvada, CO 80002, or virtual attendance via Zoom Webinar at **3:00 p.m. on Wednesday, September 21, 2022**. Additionally, the AURA Board will adjourn the meeting promptly following the completion of the agenda to participate in a scooter tour of the Ralston Fields project area followed by dinner.

Anyone wishing to attend virtually may register in advance as follows:

[https://us06web.zoom.us/webinar/register/WN\\_5xX\\_FlaRRG6\\_AdfpnQXTvQ](https://us06web.zoom.us/webinar/register/WN_5xX_FlaRRG6_AdfpnQXTvQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

If you need assistance with the virtual webinar process or have questions or comments for the AURA Board regarding the agenda items, please contact [cbriscoe@arvada.org](mailto:cbriscoe@arvada.org) prior to noon on September 21, 2022. A recording of the meeting will be posted on AURA's website following the webinar.

Agenda information is attached.

**Carrie Briscoe**

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Carrie Briscoe  
AURA Project Manager/Recording Secretary

POSTED: September 16, 2022



**SPECIAL MEETING OF THE AURA BOARD OF COMMISSIONERS**  
**5601 Olde Wadsworth Boulevard, Ste. 210, Arvada, Colorado**  
**3:00 p.m., Wednesday, September 21, 2022**

**AGENDA**

**SPECIAL MEETING – 3:00 P.M.**

1. Call to Order
2. Moment of Reflection and Pledge of Allegiance
3. Roll Call of Members
4. Old Business - None
5. New Business
  - A. HPM, Inc. Proposal for Horizontal Work at Ralston Creek
6. Executive Session - None
7. Adjournment

# ARVADA URBAN RENEWAL AUTHORITY

## AGENDA INFORMATION SHEET

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**Agenda No.:** Special Meeting  
**Meeting Date:** September 21, 2022  
**Title:** HPM, Inc. Proposal for Horizontal Work @ Ralston Creek

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**ACTION PROPOSED:** Approve

**BACKGROUND:** On September 7, 2022, the AURA Board approved the Third Amendment to the Amended and Restated DDA with Loftus. The amendment gives Loftus a nine month “cooling off” period in an attempt to reduce construction costs for the apartment development.

During this cooling off period, AURA will construct the public improvements (that would have otherwise been the obligation of Loftus as part of the overall project) and prepare the property for the vertical construction. This scope includes:

- Removing the existing asphalt and foundations.
- Grading the site.
- Installing the new wet utilities including water, sewer and storm.
- Constructing the curb and gutter and “first lift” of the east/west road and the north/south drive aisle between the emergency room and the apartments.

The cost of constructing the public improvements will be paid out of the \$15 million AURA has committed to the project.

**INFORMATION ABOUT THE ITEM:** A RFP was sent out on August 5<sup>th</sup> for the horizontal work outlined above. We received five responses from contractors, two who submitted complete proposals. The two complete proposals were from Graham and HPM, and the partial bids were from Alpine, GCI and High Country. We compared the bids with the horizontal numbers received from Farrington, a prior general contractor who bid on the entire project earlier this year.

Our owner’s rep, Cumming, along with Loftus and AURA reviewed the bids in great detail and unanimously chose HPM as the contractor to recommend to the Board for approval. HPM has the lowest and most thorough proposal along with experience performing site work.

HPM	\$3,434,415
Graham	\$3,531,000
Farrington	\$3,751,979

Since we started to negotiate with HPM, we moved some items that were Add Alternates to the base bid, including the extra cost of winter weather protection, landscape/wetland restoration along creek, removal of the existing overhead power lines and poles along the north edge. This brings HPM’s base bid up to **\$3,536,980**.

We checked their references and connected with the City of Longmont and they said “they were great to work with, were responsive, and "problem-solving centric". He'd work with them again.”

The developer, Sterling Bay, said they are just beginning work, but was complimentary of their work so far. Felt they are proactive and good communicators.

**FINANCIAL IMPACT:** AURA has the funds available. This cost, along with the cost of the owner’s rep, will be paid out of the \$15 million allocated to the project.

**STAFF RECOMMENDATION:** We are finalizing the details of the scope of work and related expenses and recommend that the Board approve HPM’s proposal with a not-to-exceed amount of \$3.7 million. We will bring the final contract to the October meeting for the Board to ratify.

**SUGGESTED MOTION:** I move that the AURA Board approve HPM’s proposal to perform the horizontal work at Ralston Creek with a not-to-exceed amount of \$3.7 million.



Proposal for

# Horizontal Sitework Contractor Services Ralston Commons Sitework

September 12, 2022 Revision



Attention:

Ryan Hines

[rhines@hinespropertyinvestments.com](mailto:rhines@hinespropertyinvestments.com)

303-359-6457

Submitted by:

## CONTACT

Matt Adams

Senior Vice President, HPM



## ADDRESS

9781 S. Meridian Blvd, Suite 120  
Englewood, CO 80112

## STAY IN TOUCH

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September 1, 2022

Arvada Urban Renewal Authority  
5601 Olde Wadsworth Blvd STE 210  
Arvada, CO 80002

Via: Ryan Hines, Principal – Hines Property Investments, LLC

**RE: Request for Proposal for Horizontal Sitework Contractor Services for  
the Ralston Commons Sitework**

Dear Mr. Hines,

HPM, Inc. is pleased to have the opportunity to partner with the Arvada Urban Renewal Authority (AURA) on the Ralston Commons development. Our firm has been tracking this development for some time and we are poised and ready to bring a collaborative and team approach to this important first phase of an exciting project.

HPM is a turnkey, award-winning construction firm that specializes in offering innovative solutions to complex projects within the civil, federal, and commercial markets. Our diverse knowledge and expertise come from nearly a century of combined experience working with Fortune 500 companies. HPM offers pre-construction, general contracting, construction management, Design-Build, CM/GC and CMAR services.

We have worked together with key subcontract partners to prepare the attached cost proposal. As the design for portions of this work are still in the development and finalization stage, we used best judgement and estimating standards to develop our proposal. We have identified assumptions that were made in the preparation of this bid on the attached "Qualifications and Clarifications" page.

If you have any questions about this proposal, please do not hesitate to reach out for a meeting. HPM is prepared to work with the AURA and Hines Property Investments, LLC, as well as additional stakeholders involved in this project, to advance the project as quickly as possible.

Thank you,

Matt Adams  
Sr. Vice President – HPM, Inc.  
(720) 464-6736  
[matt.adams@hpmcontracting.com](mailto:matt.adams@hpmcontracting.com)

## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

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#### **GENERAL CLARIFICATIONS:**

##### **Clarifications:**

1. *The following clarifications for the Ralston Commons Sitework estimate are intended to provide a more descriptive characterization of our interpretations and assumptions made in preparing this estimate beyond the scope clearly identified in the documents noted below.*
2. *Based upon information presently available and furnished to HPM by the Owner, architect, and/or others, and various assumptions which have been made as to facts not yet known, this construction cost estimate has been prepared and furnished for the sole purpose of providing an approximation of anticipated construction costs. This construction estimate should not, at this time, be relied upon as a commitment that the contemplated project can or will be constructed for the estimated cost.*
3. *We have assumed that HPM will be able to self-perform various portions of the work.*
4. *Our proposal is based on a 5-month construction schedule with a construction start date of **November 7, 2022**, which is based off the included schedule inclusive of a period of preconstruction procurement effort which is assumed to begin following a **September 22, 2022** award/notice to proceed. Note that this working season is taking place during winter. This includes activities that are temperature dependent, including asphalt/concrete paving, flatwork, pavement markings, and landscaping. As the costs for winter protection are unknown, an allowance for weather protection has been included (see "Allowances" section). This allowance is intended to cover costs associated with additional effort required to install work dependent on encountered weather conditions, including but not limited to heaters, blankets, ground thaw, snow removal, etc. In addition, some seasonal tasks (such as application of temporary seeding) may need to take place following substantial completion of the project when seasonal restrictions expire.*
5. *The Construction and Estimating Contingency is to cover unknown factors that may adversely affect costs such as bidding of subcontracts and major material supply items; estimating assumptions and ambiguities; construction scheduling problems (manufacturer's delays, strikes, disruptions, work area conflicts); weather; labor and equipment availability; and productivity. In general, the Construction Contingency is to be used for cost over-runs not generated or initiated by the Owner or its agents.*
6. *Not included within the Construction Contingencies is the Owner's / Design contingency, which is to pay for scope changes. A scope change is defined as any change that increases size, value, operational efficiency and quality of materials of the facility, time of performance, and sequence of work.*
7. *The Escalation is to cover unknown factors that are out of the control of the project team that impact cost or schedule (over-time) due to global or local market conditions.*
8. *Legal, Physical, and Utility Surveys are not included. An as-built survey for use in title work is not included.*
9. *HPM will be the controlling contractor on the site. Any other contractors entering the site during the course of construction will need prior approval by HPM and will comply with all HPM requirements including but not limited to; insurance requirements, safety policies and site rules/requirements.*
10. *An Allowance is defined as an amount of monies allocated for particular items of work that cannot be accurately and reasonably priced at the time of the proposal. When actual cost of the work for these items is*



## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

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*determined, the contract will be adjusted upward or downward accordingly. Allowances shall contain all direct costs, including materials, installation, sales taxes, shop drawings, freight, unloading, and handling. Direct costs only are included. Insurances, bonds, fees, and contingencies are not included in these Allowances.*

11. *All costs for testing and special inspections as required by code are **included** (i.e. soils, concrete, masonry, steel welds, etc.). Inspections and testing required by manufactures are included.*
12. *Delays due to permitting, hazard material abatement, unforeseen subsurface conditions, or other factors beyond the control of the Contractor will initiate granting of a mutually agreeable extension of time.*
13. *Owner shall furnish a minimum of four control points on the project site that have both coordinates and elevations that are within a tolerance of .01 feet. This drawing shall be part of the civil set of documents. Owner will provide written confirmation from the Architect that the control has been coordinated with the contract documents.*
14. *We are in receipt of the soils investigation report for the project as a reference document. We are following and have included in the costs only the assumptions as clarified below.*
15. *Through the course of the project, preconstruction and construction, there will be numerous issues requiring clarification. HPM will submit bid clarifications requests for clarifications (PRFC & RFC) to the design team and owner. The responses to these clarifications will be implemented as responded to and any changes to the design as a result of the PRFC / RFC response will be acted on similar to a Construction Change Directive (CCD).*
16. *Our bid is based on a standard 40-hour work week.*
17. *Our estimate is based on the owner securing all easements, encroachments and air rights as needed for the construction of this project.*
18. *This estimate was prepared for the exclusive use of the Arvada Urban Renewal Authority. Use of this estimate for any reason beyond establishing a basis of cost is not permissible.*
19. *All temporary telephone costs including equipment, line charges and long distance charges will be paid by the Owner.*
20. *Water service for construction to be provided by owner.*
21. *This Estimate does include a contingency for any potential escalation in the prices of any materials, equipment, or services used in the performance of the Work caused directly or indirectly by the imposition of tariffs. In the event of a change in the prices of any materials, equipment, or services used in the performance of the Work (measured as the difference between the price assumed or incorporated in this contingency and the price paid by Contractor for the materials or equipment) caused directly or indirectly by the imposition of tariffs, a Change Order shall be issued changing the Contract Price to account for the difference.*
22. *This estimate is expressly contingent upon arrangements being made that are satisfactory to HPM for payment of the contract price and security for all payment obligations to HPM.*

## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

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23. *This Budget/Estimate does not include the following potential costs and schedule impacts that might arise due to the Coronavirus Disease 2019 (COVID-19) or similar pandemic: (1) any escalation in the prices of any materials, equipment, or services used in the performance of the Work; and (2) any schedule impacts. In the event of a change in the price of any materials, equipment, or services used in the performance of the Work (measured as the difference between the price assumed or incorporated in this Budget/Estimate and the price paid by Contractor for the materials or equipment) caused directly or indirectly by the Coronavirus Disease 2019 (COVID-19) or similar pandemic, a Change Order shall be issued changing the Contract Price/GMP to account for the difference. In the event of any schedule delays caused directly or indirectly by the Coronavirus Disease 2019 (COVID-19) or similar pandemic, a Change Order shall be issued changing the Contract Time to account for the delay and changing the Contract Price/GMP to account for costs related to the delay, including acceleration costs if acceleration is requested in order to overcome or mitigate the delay and including extended general conditions costs.*
24. *We have not been provided a construction contract. Once received and reviewed we reserve the right to modify our construction estimate and schedule.*
25. *The documents used in preparing our conceptual estimate are listed below.*

#### **Documents used in preparing estimate:**

- A. *Request for Proposal for Horizontal Sitework Contractor Services – Ralston Commons Sitework by DAE, dated 8/5/22*
- B. *Plan Set: Ralston Commons R.O.W. Bid Documents, for the Ralston Commons Minor Subdivision, Lots 1, 2 and 3, by Altitude Land Consultants (not stamped), dated 7/16/22*
- C. *Details Set: The Residence at Ralston Commons, by Altitude Land Consultants, dated 7/1/22*

#### **Inclusions:**

1. *General liability insurance*
2. *Builders risk insurance*
3. *Subcontract bonding*
4. *One year warranty*
5. *Construction contingency*
6. *Escalation contingency*
7. *In accordance with the RFI response on 8/22/22, this is a tax-exempt project; therefore, we have not included city or state taxes.*
8. *HPM has included the cost for and will apply for the following permits:*
  - a. *Arvada Site Disturbance permit*
  - b. *Arvada ROW permit and associated water and sewer permits*
  - c. *State CDPHE stormwater permit*

#### **Exclusions:**

1. *Costs for handling, removing or disposing of any asbestos or contaminated/hazardous materials. The Owner shall be responsible for all costs and schedule impacts resulting from asbestos and contaminated/hazardous materials, including contaminated soils and/or groundwater.*
2. *Costs to upgrade or relocate existing utilities*
3. *Dry utilities (High Voltage, Medium Voltage, Low Voltage)*
4. *Removal of unforeseen subsurface obstructions*
5. *Removal or relocation of existing utilities not clearly identified on the plans*
6. *Tap Fees*

## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

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7. Any costs associated with providing a qualified Environmental Professional (HAZWOPER, CABI), to be onsite for the excavation. Per the Material Management Plan (MMP), we are to include qualified Environmental Professional (HAZWOPER, CABI) to be onsite for any excavation within the identified box if excavation in that area is 12 feet or greater. There are no excavations within the identified box 12 feet or greater; therefore, we have not included any cost for a qualified Environmental Professional (HAZWOPER, CABI).
8. Owner / Design contingency
9. Off-site mock-ups
10. Cost for renting laydown/parking/trailer areas: assumes all on-site
11. Entitlement planning and zoning fees
12. Utilities Service Company Capital Costs, Development Fees, Drainage Fees, Tap Fees, Water Meter Charges, Investment Fees, and/or Line Extension Charges, as well as Primary Electrical Fees are not included. Cost for Telephone Company or Cable TV for Permanent Service and/or Network Development
13. Testing and inspection costs (we have included an allowance cost for this as an Add Alternate in accordance with the RFI response)
14. Geotechnical services costs
15. Third party commissioning
16. Watchman service or security guard service
17. Costs for changes necessitated by Building Department Code Review or other jurisdictions having authority
18. Consulting fees
19. Design fees
20. Electrical, gas and water consumption costs during construction activities
21. Legal, Physical, and Utility Surveys are not included
22. As-built survey for use in title work is not included
23. Building permit costs
24. Plan check fees
25. Use taxes
26. Payment and performance bond

#### **01 – Demolition**

##### **Inclusions / Exclusions:**

1. We assumed full depth panel removal, nearest joint to nearest joint, for all Garrison Street utility crossings.
2. No phasing has been included in the demolition; we assumed all areas of demo within the R.O.W. are able to be demolished at the same time.
3. We assumed a typical frost depth spread footing design for building footings; any footings in excess of 3-foot depth are excluded.
4. We have not included costs for gas or electric disconnects; we assume these have already been performed by the Utility Owners as a function of the demolition permit for all the buildings that were demolished prior to this contract.
5. We have not included costs for water or sewer disconnections from mains; we assume these have already been performed as a function of the demolition permit for all the buildings that were demolished prior to this contract.
6. There is a call out on the "Demolition Plan" that calls for a fire hydrant to be relocated on the west side of Garrison Street; however, the water line plans do not indicate any relocation. Therefore, we have not included any costs for the relocation of this hydrant in this proposal.
7. There is a call out on the "Demolition Plan" that calls for "sawcut lines for water service and fire line" on the south end of Garrison Street; however, per our exclusion above, we are assuming these utility caps were

## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

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*already performed as part of the building demolition. Therefore, we have not included any cost for these sawcut lines in this proposal.*

#### **02 – Earthwork**

##### ***Inclusions / Exclusions:***

- 1. In accordance with the question and answer #34 of the RFI, we have not included the geotechnical report recommended 5-foot over-excavation and import of structural fill over the site. As no building plans were provided, we did not include a 5-foot overexc and recompaction/import of structural fill in any locations on site. We have included a 12" section across the entire site which includes scarification of the top 12", moisture conditioning, and recompaction.*
- 2. Subsurface dewatering is not anticipated per the geotechnical report and thus not included*
- 3. Surface dewatering to promote construction operations is included*
- 4. Erosion control measures is included*
- 5. SWPPP and maintenance is included*
- 6. Any costs for environmental monitoring, testing, or planning are not included*
- 7. Water filtration or treatment due to surface dewatering activities is not included*

#### **03 – Sanitary Sewer**

##### ***Inclusions / Exclusions:***

- 1. We have not included costs associated with the dewatering of trenches. This is based on available borings indicating that groundwater would not be encountered. Of the boring data provided, borings B3 and B8 are closest to the sewer alignment. B3 shows groundwater at 16 feet of depth, which is deeper than the deepest section of sanitary trench. Boring B8 was to a depth of 5' and did not indicate groundwater*

#### **04 – Storm Sewer**

##### ***Inclusions / Exclusions:***

- 1. We have not included costs associated with the dewatering of trenches. This is based on available borings indicating that groundwater would not be encountered. Of the boring data provided, the highest recorded groundwater level in geotechnical report was at a depth deeper than the deepest storm drain excavation.*
- 2. Dewatering related to installation of the Baysaver Separator unit is excluded. There are no borings near this location indicating a groundwater presence.*
- 3. We assumed a 6-inch bedding section under piping and 12-inch bedding section under drainage structures.*
- 4. We assumed 12-inches on either side of piping and 12-inches over the top of piping for the squeegee bedding section.*
- 5. We exclude any import of trench backfill material (other than squeegee bedding material). We assume that onsite excavated material will be suitable for pipe and drainage structure backfill.*
- 6. We assume that the existing inlet on east side of Garrison Street is appropriately sized to accept the 18-inch HDPE pipe replacement across Garrison Street and that no modification of this inlet is required.*
- 7. We have priced the two storm sewer lines that cross Garrison Street as shown in the plans. We assume that these storm sewer lines:*
  - a. Can be installed as shown on the plans*
  - b. Have no utility conflicts with the current profile*
  - c. Will not require any utility or lighting relocations*
  - d. Will not require any utilities to be supported*
  - e. Can be completed under full closures of Garrison Street and will not require phasing.*

## **Ralston Commons Sitework**

### **90% Construction Documents Estimate Project Clarifications**

#### **05 – Domestic Water**

##### **Inclusions/Exclusions:**

1. We have not included costs associated with the dewatering of trenches. This is based on available borings indicating that groundwater would not be encountered. Of the boring data provided, the highest recorded groundwater level in geotechnical report was at a depth deeper than the deepest water line excavation.
2. We assume the water main at Garrison Street can be isolated within the block between 58th Street and Brooks Street, and subsequently purged for the water main tie-in, and refilled.

#### **06 – Paving**

##### **Inclusions / Exclusions:**

1. We utilized the full-depth pavement section of 6-inches asphalt pavement over 12-inches of scarified, moisture conditions, and recompact subgrade. We have not included the cost of any import structural fill or sub-base.
2. No phasing has been included in the paving sequence; we assume all areas may be demolished and reconstructed in a linear schedule.

##### **Allowances:**

**We have included the following allowances that are included in our cost proposal:**

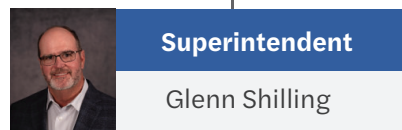
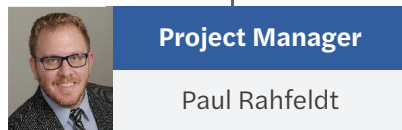
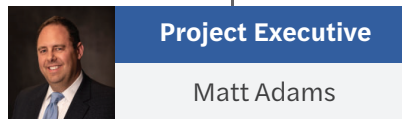
- \$25,000 allowance for landscape/wetland restoration for the outfall work east of Garrison
- \$20,000 allowance for the removal of the existing overhead power/communication lines and poles located on the north side of the lot
- **\$25,000 allowance for winter weather protection for weather dependent activities (including, but not limited to, heaters, concrete blankets, ground thaw, snow/ice removal, and labor/equipment/materials required for the implementation and maintenance of winter weather protection)**

##### **Escalation:**

**We have included the following escalation allowances in our cost proposal:**

<b>Item</b>	<b>Percentage Escalation</b>	<b>Escalation Risk</b>
Asphalt	12.00%	\$9,064.80
Concrete/Rebar	10.50%	\$7,873.57
Precast	3.00%	\$4,791.30
Pipe	3.00%	\$5,593.11
Signs	3.00%	\$195.60
Aggregates	7.50%	\$1,728.58
HPM Staff Fuel	0.00%	\$0.00
<b>Total</b>		<b>\$29,246.96</b>





HPM Self-Perform  
Crews

Subcontractor  
Crews





### MATT ADAMS | Project Executive

Matt has 20 years of construction industry experience, including 10 years specifically managing complex projects involving utility and civil work. Matt has been a part of over \$1.5 billion worth of alternative delivery, design-build, and progressive design-build projects in his career. He has a history of managing safe work sites, reaching an impressive 450,000 man-hours of accident-free work on the Pine Tree Wind Farm project. As the Project Executive, Matt will have overall responsibility for the project delivery during the preconstruction and construction phases. He will ensure this project is staffed adequately and resources are available.

#### Relevant Project Experience

##### **Project Executive | Dickens Farm Nature Area | City of Longmont | Longmont, CO | \$3M**

Matt oversaw this hybrid of design-build and design-bid-build elements to design and construct a 28-acre nature play area and open space for the City of Longmont as part of the St. Vrain Restoration Program.

##### **Project Executive | Elizabeth Trail Phase I | Town of Elizabeth | Elizabeth, CO | \$1M**

Matt oversaw this trail project that provides additional accessibility to the Elizabeth Stampede Center, where Elizabeth's largest yearly event, the Stampede, takes place. This trail project also provides walking, running, and bicycle access through miles of open space between the Town Center and Running Creek Elementary.

##### **Project Executive | Village Green Phase IV | City of Greenwood Village | Greenwood Village, CO | \$1.4M**

Matt oversaw this new park project in the Village Greens Park complex area near the Cherry Creek Reservoir. This project included a new restroom facility, decorative/architectural concrete sidewalks, parking facilities, and new park amenities including custom, artistic shade shelters.

##### **Project Manager | Project Neon | Nevada Department of Transportation | Las Vegas, NV | \$600M**

Matt oversaw the team in constructing I-15 from south of the Sahara Avenue/I-15 interchange to the I-15/US 95/I-515 "Spaghetti Bowl" interchange.

##### **Project Manager | Pine Tree Wind Farm | Los Angeles Department of Water and Power | Mojave, CA | \$203.6M**

Matt oversaw all operations and business functions as they related to the project, under Matt's management, the team worked 450,000 man-hours and 600 days accident-free.

##### **Civil Roadway Manager/Client Relations Manager | Kamehameha Guideway | City and County of Honolulu | Honolulu, HI | \$401M**

Matt was responsible for working with the design team to develop the civil roadway design on this elevated guideway through a very active traffic corridor

##### **Project Executive | John Meade Park | City of Cherry Hills | Cherry Hills Village, CO | \$3.3M**

Matt oversaw this project to design, source, and construct this award-winning park within the City of Cherry Hills Village city center.

#### Education:

B.S. Construction Engineering Management, Oregon State University

#### Qualifications:

- Well versed in CM/GC and progressive design-build contract management
- Experienced in managing multi-disciplinary (preconstruction, construction, permitting, commercial, civil) projects for municipal and water districts
- Background in providing value engineering, risk assessment, and mitigation measures





### PAUL RAHFELDT | Project Manager

Paul has more than 13 years of industry experience, including preconstruction and construction management. He provides expert day-to-day management of projects as a whole. He is involved in meetings for design, project scheduling, financials, and all other aspects of the construction process. He oversees the project team to make sure project schedules, milestones and commissioning dates are met and complete. He is very familiar with high profile construction projects involving multiple stakeholders.

#### Relevant Project Experience

#### Education:

B.S. Construction Management,  
University of Nebraska

#### Licenses/ Certifications:

- OSHA 30-Hour
- USACE CQM

#### **Project Executive | Bank of America at Shops at Parker & Stroh | Parker, CO | \$2.5M**

This project consisted of a 4,353 SF new ground-up single-story bank with one drive-thru ATM, one future ATM, and one bypass lane. The exterior is a prominent two-story tower with masonry and metal panels. The sitework included drainage improvements and on-site parking for staff and customers. The interior of the facility provides a secure vestibule for 24-hour access to day one ATM's. The project is LEED certified.

#### **Project Manager | Canopy Streets Development | Lincoln, NE**

Paul led the preconstruction, procurement and tenant finish of four separate restaurant projects as part of this development. Each project operated under a separate contract, all in different phases from design through punch list, at the same time.

#### **Project Manager | Social Security Administration E-Vault | General Services Administration | Lakewood, CO | \$25M**

Paul acted as project manager on the conversion of the existing GSA-owned warehouse located at the Denver Federal Center campus into a new Tier III data center backup facility for the Social Security Administration (SSA). The facility will serve as the third leg in the SSA data center operations network for storage and security of the nation's social security information.

#### **Project Manager | John Meade Park | City of Cherry Hills Village, CO | \$3.4M**

Paul served as the project manager for this complex park project, overseeing all aspects of construction including the wetland rehabilitation, dredging and shaping two existing ponds, management of key subcontractors including rock wall and landscaping subs, and all procurement which included foreign sourced high end hard wood lumber from Indonesia. Paul also worked closely with local utility providers to relocate and provide new services and led all OAC meetings with the client and provided valuable interface with project stakeholders throughout the project. In addition, Paul worked with the client to find cost savings measures to help the City keep the project within tight budget constraints.

#### **Project Manager | Colorado State Capitol Repairs | State of Colorado | Denver, CO | \$4.4M**

Paul worked with the State of Colorado on this challenging project to place exposed utilities in the State Capitol basement underground in order to create usable office and workspace within the basement. Paul worked with the owner and design team throughout the preconstruction phase to come up with solutions to design issues and cost savings measures to develop a GMP below the program budget.





## GLENN SHILLING | Superintendent

Glenn is an accomplished, solutions-oriented construction leader with a solid background in directing personnel during the execution of heavy civil construction projects totaling over \$215M. He consistently delivers projects on time and under budget while ensuring safe environments, maintaining communications with staff, and managing equipment and materials.

### Relevant Project Experience

#### **Superintendent | Miami Mine Reclamation | Miami, AZ | Freeport McMoran Copper and Gold | \$21.9**

Glenn supervised 80 individuals during this reclamation project in Arizona involving 2 large stockpiles to enhance mountain backspace, while initiating the move of 5.2 million cubic yards of earth, revamping a site drainage systems, and relocating 12,000 linear feet of HDPE pipeline.

#### **Superintendent | Mountain Pass Mine | CA | Moly Corp | \$92.5M**

Glenn served as Project Superintendent for a \$92.5M multi-phase site preparation and civil construction project for a mine near Las Vegas, during which 7.1 million cubic yards of earth was moved for development of process plants and material handling equipment sites. Glenn supervised aggregate, liner, and pipe installation, and held accountability for personnel training and environmental compliance.

#### **Superintendent | Colorado State Road 7 (SR7) between Lyons and Allenspark | CDOT | \$15M**

Glenn facilitated emergency repair initiatives for a \$15M project to repair a flooded, 14-mile stretch of a Colorado highway, including relocating a river to its original alignment; removed large boulders and debris; reconstructed roadway and drainage systems; and installed aggregate base course and asphalt structural sections.

#### **Superintendent | San Manuel Mine Reclamation | San Manuel, AZ | BHP | \$72M**

Glenn oversaw 30+ personnel during a \$72M project involving the regrading of over 10-million cubic yards on sulfide rock dumps and heap leach to close the San Manuel Copper Mine in Arizona. Over 180,000 linear feet of storm water channels were constructed to control surface water.

#### **Superintendent | I-4 Ultimate | Orlando, FL | FDOT | \$2.1B**

Negotiated and secured pit locations for use on the \$2.1B I-4 Ultimate Project in Orlando, FL while managing 5 prime trucking contractors. The operation included 3 borrow pits in 3 counties.

#### **Superintendent | Brighton Blvd Drainage Improvements | Denver, CO | City of Denver | \$75M**

Managed several crews and subcontractors on the \$75M Brighton Boulevard project in the Globeville Business Park, Denver. Work included demolition and reconstruction of underground utilities, drainage, paving and landscaping.

#### **Additional Projects:**

- Ft. Carson - runway and taxiway reconstruction (CO)
- US HWY 491 - 19-Mile stretch with 90,000 tons of asphalt placed (CO)
- Walmart Distribution Center (UT)
- San Juan Coal Reclamation & Overburden Removal (NM)
- Drop 2 Reservoir (CA)
- QuestaMine Facility Demolition & Regrading (NM)
- Pinto Valley Dam Reclamation - 770 Cubic Yards of Regrading (AZ)
- Denver International Airport Runway and Taxiway- 8 million cubic yards (CO)

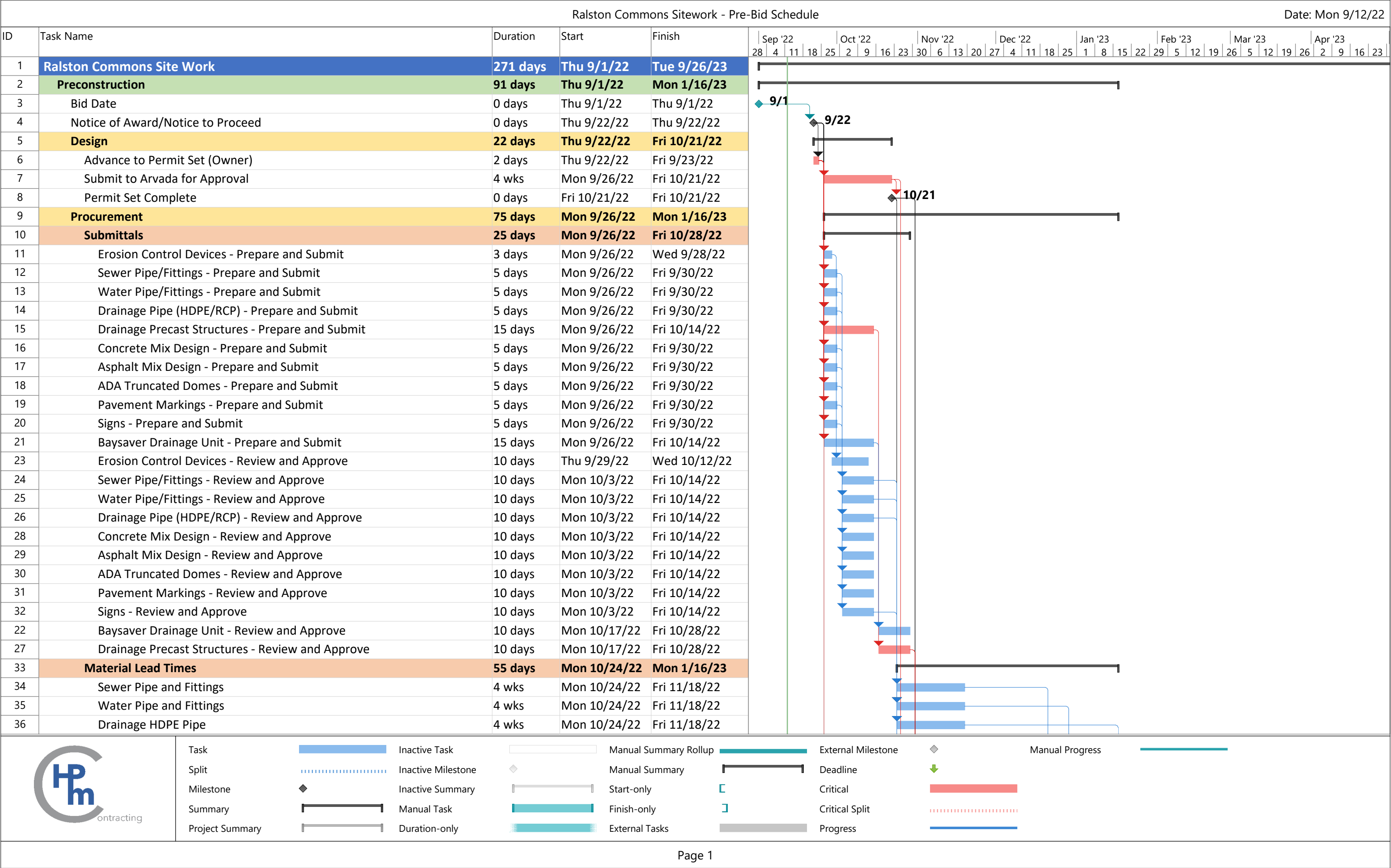
### Qualifications:

- Over 35 years of diverse construction experience

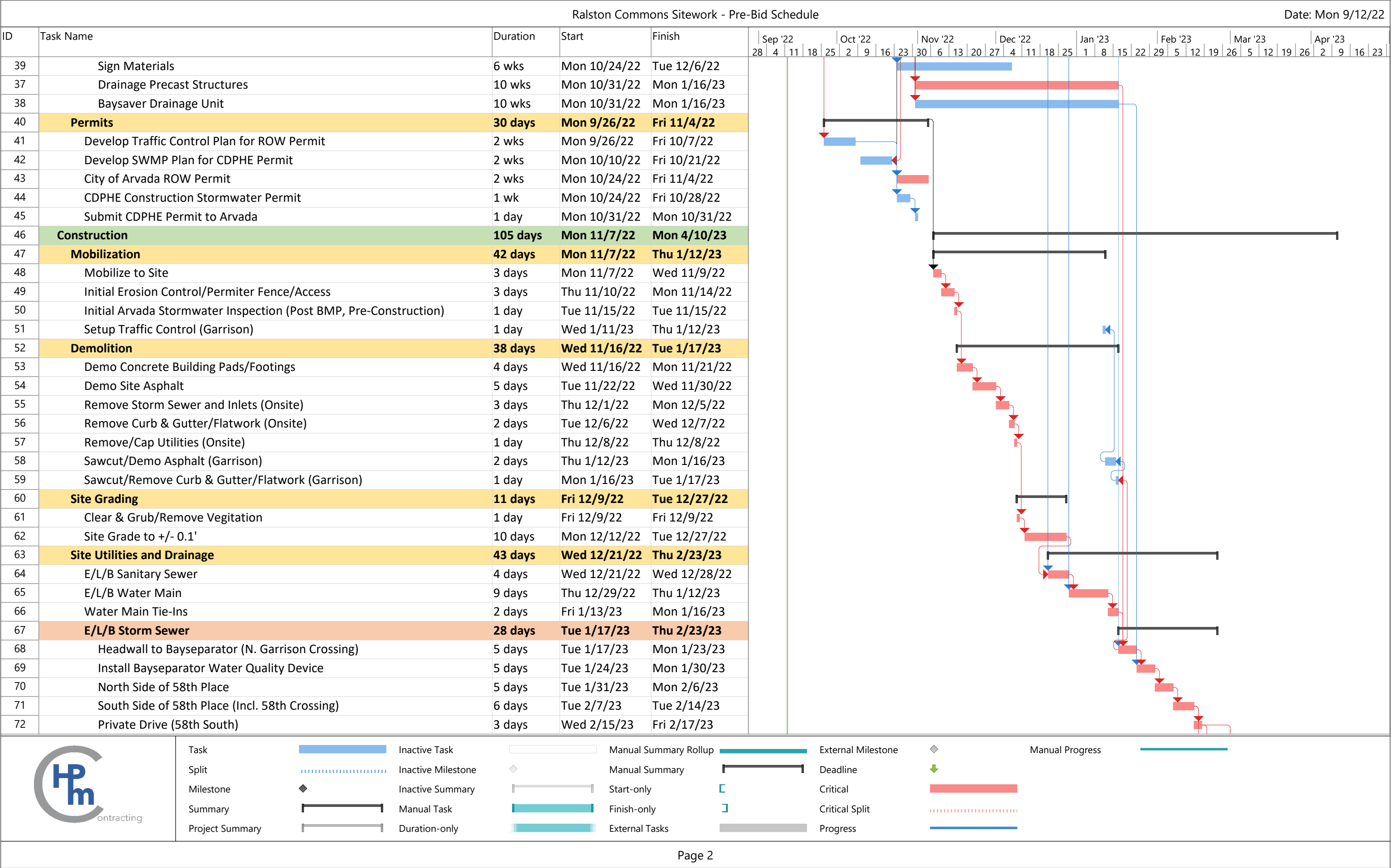
### Training/ Certifications:

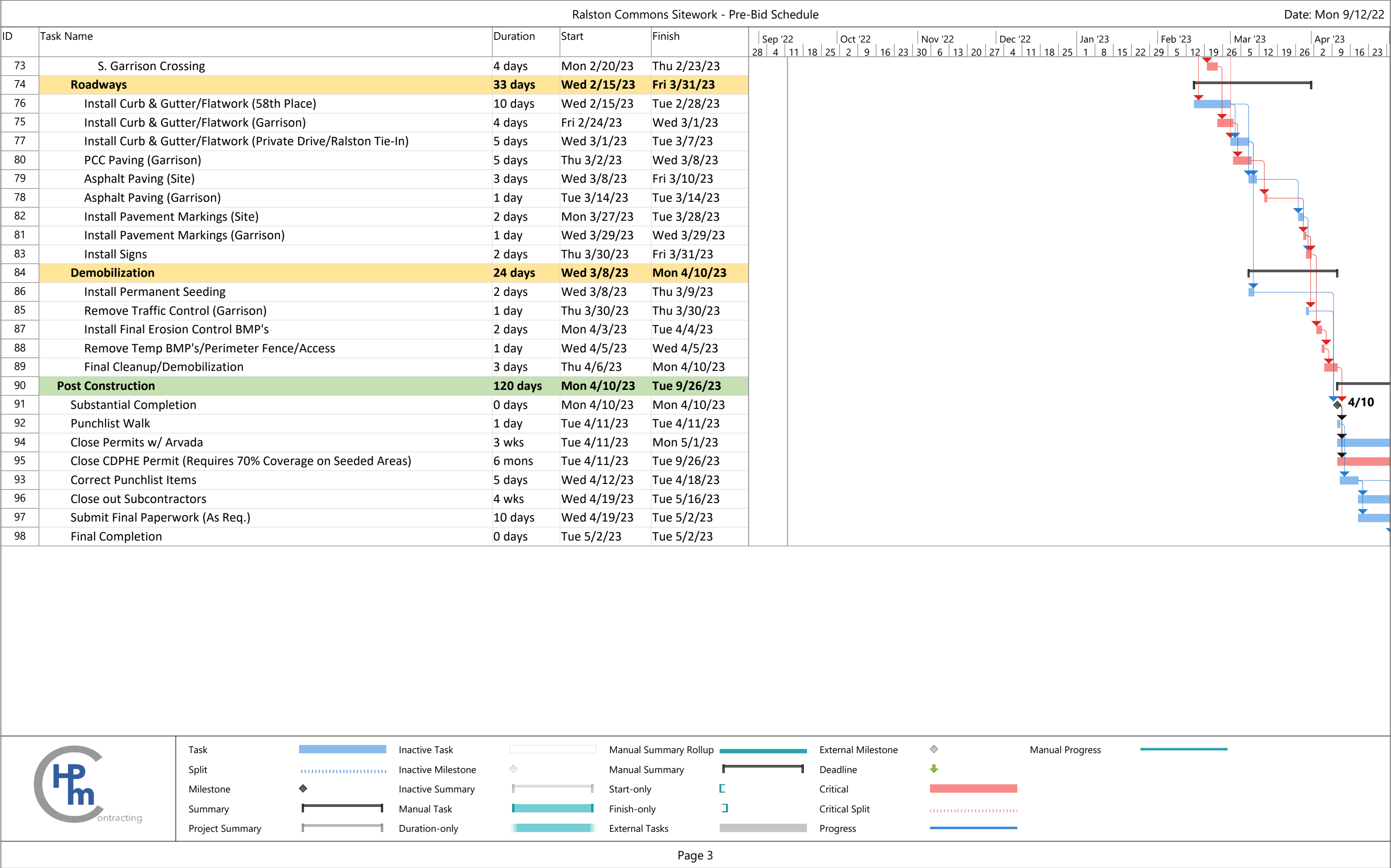
- MSHA
- OSHA-30 Hour
- Injury Free Environment™
- Safety Trained Supervisor Construction (STSC): Issued by Board of Certified Safety Professionals













# GMP Cost Estimate

CSI CODE	DESCRIPTION		TOTAL PROJECT COST
	<b>DIRECT COST TOTAL</b>		<b>\$ 2,751,311</b>
01	General Requirements <i>(within General Conditions)</i>		
02	Erosion Control		\$ 50,133
03	Fence		\$ 21,366
04	Demolition		\$ 367,509
05	Earthwork		\$ 437,346
06	Utilities - Sewer		\$ 68,000
07	Utilities - Storm		\$ 647,352
08	Utilities - Water		\$ 169,472
09	Flatwork		\$ 444,386
10	Paving - HMA		\$ 191,313
11	Paving - PCCP		\$ 197,508
12	Striping		\$ 24,729
13	Signage		\$ 6,605
14	Landscape		\$ 25,326
15	Survey		\$ 40,623
16	QC/Testing		\$ 34,643
17	Winter Protection		\$ 25,000
	<b>GENERAL CONDITIONS TOTAL</b>		<b>\$ 299,378</b>
	General Conditions		\$ 299,378
	<b>FEE TOTAL (Based on Direct Cost and General Conditions)</b>		<b>\$ 305,069</b>
	Fee (Overhead & Profit)	10.00%	\$ 305,069
	<b>SUBTOTAL CONSTRUCTION COSTS</b>		<b>\$ 3,355,758</b>
	<b>OTHER INDIRECTS TOTAL (No fees on these costs)</b>		<b>\$ 181,222</b>
	Construction Contingency on Direct Work	2.00%	\$ 55,026
	Escalation Contingency on Direct Work		\$ 29,247
	Commercial General Liability Insurance	1.25%	\$ 38,134
	Contractor Payment & Performance Bonds	1.00%	\$ 35,020
	Builder's Risk Insurance		Not Included
	Sub Bond Cost		
	Building Permits/Use Tax		Not Included
	Preconstruction		\$ 23,796
	<b>TOTAL CONSTRUCTION COSTS</b>		<b>\$ 3,536,980</b>
	<b>ADD ALTERNATES</b>		<b>\$ -</b>

## NOTES:

- 1 See attachment for clarifications



Horizontal Sitework Contractor Services  
Ralston Commons Sitework





# General Conditions

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
1	<b>PRECONSTRUCTION:</b>				
2	<b>PROJECT PRECONSTRUCTION TOTAL</b>				\$ 23,795.51
4	Project Executive	24	HR	\$ 151.07	\$ 3,625.75
7	Sr. Estimator	80	HR	\$ 125.63	\$ 10,050.56
10	Project Manager	80	HR	\$ 126.49	\$ 10,119.20
25					
26	<b>TOTAL PRECONSTRUCTION</b>				\$ 23,795.51
28					
29	<b>GENERAL CONDITIONS:</b>				
30	<b>PROJECT SUPERVISION TOTAL</b>				\$ 223,192.94
32	Project Executive	48	HR	\$ 151.07	\$ 7,251.50
34	Project Manager	240	HR	\$ 126.49	\$ 30,357.60
37	Project Engineer	960	HR	\$ 76.70	\$ 73,632.00
40	Project Superintendent	960	HR	\$ 112.09	\$ 107,602.56
44	Administrative Support	40	HR	\$ 66.50	\$ 2,659.80
45	Project Specific Accounting	24	HR	\$ 70.40	\$ 1,689.48
56			HR		\$ -
57	<b>PROJECT ON-SITE OFFICE TOTAL</b>				\$ 45,914.15
58	Office Facilities / Rent (Construction)	6	MOS	\$ 440.00	\$ 2,640.00
60	Permits	1	LS	\$ 7,850.00	\$ 7,850.00
61	Office Equipment	6	MOS	\$ 786.50	\$ 4,719.00
63	Office Mobilization and Demobilization	1	LS	\$ 8,500.00	\$ 8,500.00
65	Radios, Communication and Cell Phones	7.5	MOS	\$ 110.00	\$ 825.00
66	Company Vehicle - Car	320	HR	\$ 9.55	\$ 3,055.36
67	Company Vehicle - Truck	960	HR	\$ 10.33	\$ 9,915.84
70	Phone/Internet (T1/DSL) service	6	MOS	\$ 568.33	\$ 3,410.00
71	On-site Data Processing (Computers, software, IT)	7.5	MOS	\$ 60.50	\$ 453.75
73	Office Supplies	6	MOS	\$ 293.33	\$ 1,760.00
76	Drinking Water	6	MOS	\$ 464.20	\$ 2,785.20
78					\$ -
79	<b>TEMPORARY FACILITIES &amp; EQUIPMENT TOTAL</b>				\$ 16,021.56
81	Electrical Utility Connection (Temp offices & jobsite)	1	EA	\$ 1,650.00	\$ 1,650.00
82	Electrical consumption costs (Temp offices)	6	MOS	\$ 495.00	\$ 2,970.00
90	Sanitation facilities	6	MOS	\$ 975.26	\$ 5,851.56
107	Storage Containers	6	MOS	\$ 275.00	\$ 1,650.00
108	Construction Signage	1	LS	\$ 3,900.00	\$ 3,900.00
113					\$ -
114	<b>ENGINEERING TOTAL</b>				\$ -
121					\$ -
122	<b>SAFETY &amp; SECURITY TOTAL</b>				\$ 651.20
124	Jobsite safety (PPE, first aid, eye wash, etc.)	6	MOS	\$ 108.53	\$ 651.20
133					\$ -
134	<b>SITE CONDITIONS TOTALS</b>				\$ 13,598.20
136	Project final clean-up	6	MOS	\$ 524.70	\$ 3,148.20
137	Small Tools and Consumables	6	MOS	\$ 1,356.67	\$ 8,140.00
138	Dumpsters / LEED Dumpsters	6	MOS	\$ 385.00	\$ 2,310.00
144					\$ -
145	<b>TRAVEL TOTALS</b>				\$ -
150					\$ -
151	<b>TOTAL GENERAL CONDITIONS</b>				\$ 299,378.05





September 1, 2022

Ryan Hines  
for the Arvada Urban Renewal Authority  
5601 Olde Wadsworth Blvd STE 210  
Arvada, CO 80002

**Re: HPM, Inc.**

**Subject: RFP for the Ralston Commons Sitework Project**

Mr. Hines:

HPM, Inc. is a highly regarded and valued client of Liberty Mutual Insurance Company, who make available surety support for single projects in excess of \$50,000,000.00 and aggregate bond capacity for a total work program exceeding \$100,000,000.00.


Liberty Mutual Insurance Company has had the privilege of providing bonds since 2021 and is rated A (Excellent) by A.M. Best with a financial size of XV. As of July 2021, they are listed as an acceptable surety by The United States Department of The Treasury with an underwriting limitation of \$1,772,737,000.00.


Should the captioned project be awarded to and accepted by HPM, Inc. we are prepared to provide the required bonds on their behalf. Our support is conditioned upon completion of the underwriting process, including satisfactory review of contract documents and confirmation of financing.

We are pleased to share with you our favorable experience and high regard for HPM, Inc. This letter is not an assumption of liability and is issued only as a prequalification reference request from our client. It should be understood that any arrangement for bonds is strictly a matter between HPM, Inc. and the Surety.

Sincerely,

Liberty Mutual Insurance Company

  
Thomas G. Moorer  
Attorney-In-Fact



2927 2<sup>nd</sup> Avenue South  
Birmingham, AL 35233

LAKEVIEW  
RISK PARTNERS

205.879.1945  
lakeviewrisk.com

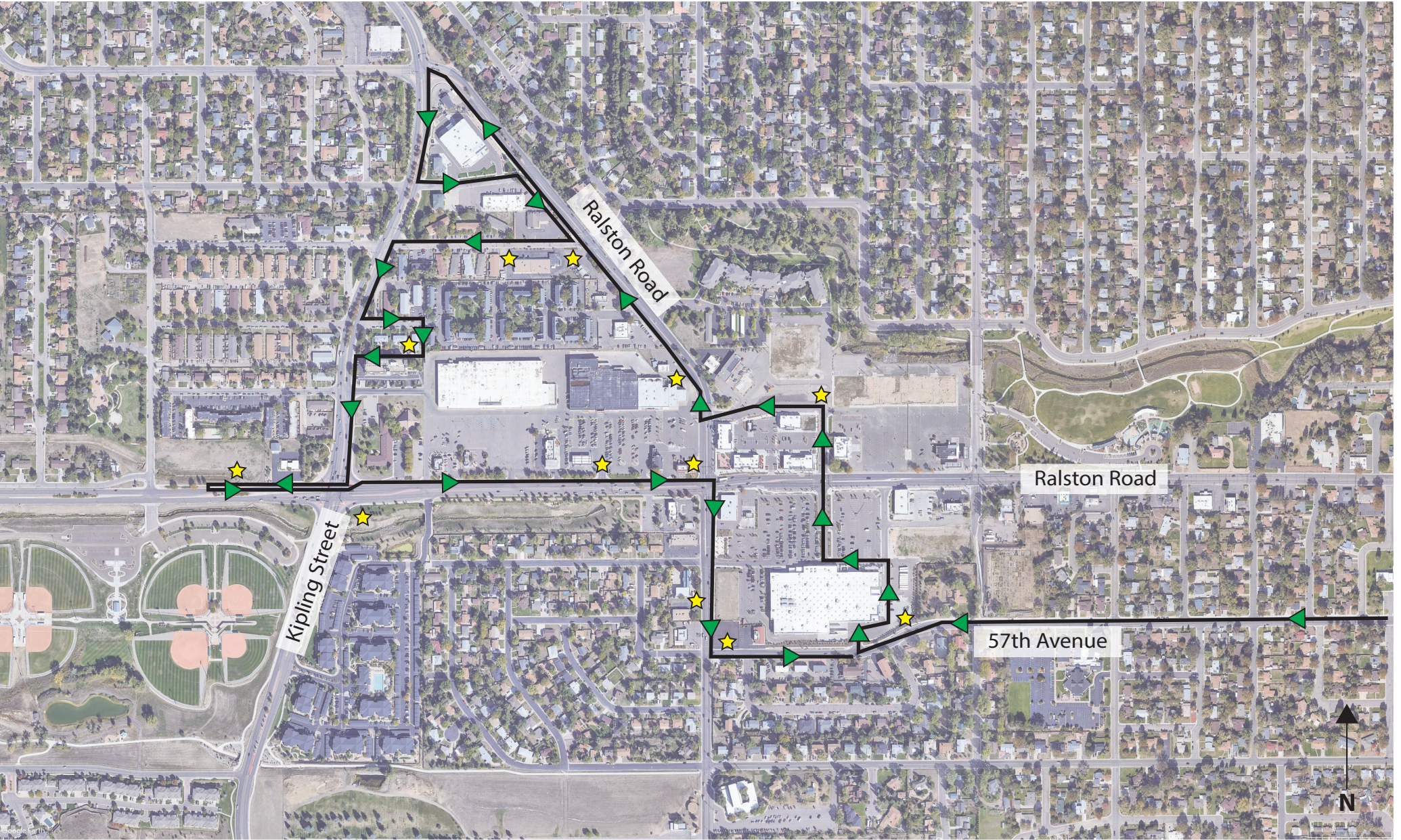


Horizontal Sitework Contractor Services  
Ralston Commons Sitework

HPM Contracting

September 1, 2022





**AURA**  
**Scooter Tour**  
**September 21, 2022**

- ★ STOP
- ▲ TRAVEL DIRECTION