



Memorandum

To: Town Council

From: Tom Kassmel, Town Engineer

Date: 1/19/21

Subject: Children's Garden of Learning Modular Vender Award

I. SUMMARY

The Town of Vail issued a Request for Proposals (RFP) this past fall for a modular vender to construct modular buildings for the temporary relocation of the Children's Garden of Learning (CGL) from Middle Creek Lot 3 to the Lionshead Parking Structure's "Charter Bus Lot". The RFP included two conceptual options for the venders to price/evaluate and encouraged venders to provide additional alternates that would potentially be more cost effective and still meet the program goals and intent.

The Town received 8 proposals with varying options ranging from \$500k to \$1.6M. After a thorough review of each proposal, including interviews, town staff identified Palomar Modular Buildings (Palomar) as the preferred vender. Since that time the Design Team, Pierce Austin Architects, CGL, Palomar, and staff, have refined the modular design and worked to define a contract price.

The contract price is based on the January 11th PEC approved plans and includes five modular buildings with interior finishes and the necessary mechanical, electrical, plumbing, and fire protection systems. The site and utility work along with the architectural exterior and roofing design elements will be by separate contract and completed by a General Contractor.

The anticipated final contract price is expected not to exceed \$760,000; with the an optional deduct of \$29,494 to include Vinyl Coated Gypsum (VCG-a standard modular finish) in lieu of typical drywall, paint and texture.

Staff recommends awarding the CGL modular building contract to Palomar Modular Buildings in an amount not to exceed \$760,000; and to not pursue the VCG deduct option in consideration of the overall quality and design of the building, and the efforts the town is taking to make sure it does not look or feel like a modular building. This contract amount is within the total construction budget of \$2M.

II. NEXT STEPS

The project is anticipating a DRB approval on January 20th, which will allow the project to continue to move forward into final design and final construction documents. Once final design is complete town staff will issue a public Request For Bids from General Contractors for the remaining architectural and site work on or about February 15th, with a Bid Opening on March 8th, and a Council Contract Award on March 16th.

The project will continue at an accelerated pace to keep on a very tight timeline which is scheduled as follows;

Modular construction by Palomar:

Award Modular Contract	January 2021
Modular shop drawings & Approval (4 weeks)	February 2021
State modular plan review and permitting (6 weeks)	March/April 2021
Construction of modular buildings (4 weeks)	April/May 2021
Delivery & Installation (4-6 weeks)	May/June 2021

Architectural & Site Construction by General Contractor (TBD):

Award General Contractor Contract	March 2021
Site prep & Utilities	April/May 2021
Architectural design elements & Grading	June/July 2021
Project Completion & CGL Move-In	August 2021

III. STAFF RECOMMENDATION

Staff recommends Town Council direct the Town manager to enter into a contract, approved by the Town attorney, with Palomar Modular Buildings in an amount not to exceed \$760,000.