



**Memorandum**

To: Vail Town Council  
From: Public Works Department  
Date: May 4, 2021  
Subject: Children's Garden of Learning Relocation Construction Contract Award

**I. SUMMARY**

On January 19, 2021, the Town Council awarded the Children's Garden of Learning (CGL) Project's modular building construction contract to Palomar Modular Buildings. The Town of Vail then advertised the General Contractor (GC) portion of the CGL Project on February 17, 2021. The GC portion of the work includes the site work, excavation, utility, building foundation, and architectural elements of the project. Despite numerous bid extensions and reaching out to several local GC's, the Town received no bids as of the final Bid Date of April 15. However, one GC, MW Golden, was interested in pursuing the work.

At the last Council meeting on April 20, Council directed staff to work with MW Golden to retain the necessary subcontractors and to negotiate an agreed upon contract price. As a result of this additional effort, the current total GC contract price is \$1,630,000; \$460,000 over budget.

The current project budget for the CGL project is ~\$2,200,000 and allocated as follows:

Palomar Modular Buildings	\$ 730,000
Design Completion	\$ 100,000
CM & Owner Contingency	\$ 200,000
GC Construction	<u>\$1,170,000</u>
<i>Project Shortfall</i>	<i>(\$ 460,000)</i>

If Council would like to keep moving this project forward and have CGL relocated by mid-September, in preparation for Lot 3 housing construction, Town staff recommends moving forward with a contract award not to exceed \$1,630,000 and supplementing the project budget by \$460,000 from the Vail Reinvestment Authority (VRA). Town staff will continue to work with MW Golden on opportunities for savings, but at this time the opportunities are limited. The supplemental can be offset by the current savings in the VRA fund from the South Frontage Road Roundabout Project, projected to have savings of over \$1.5 million.

As a result of the contract award delay, the earliest expected project start date is May 17 with a projected finish by mid-September. Once construction begins the Oversize Parking "Charter Bus" Lot will be closed indefinitely. Oversize vehicles will be directed to West Vail across from Safeway and west of the West Vail Fire Station this year, while alternate locations are developed. The alternate location evaluation is currently on-going, with alternatives expected to be presented to the Planning and Environmental Commission this spring.

## **II. STAFF RECOMMENDATION**

Staff recommends that the Town Council directs the Town Manager to enter into a construction contract with MW Golden approved by the Town attorney in an amount not to exceed \$1,630,000, and also direct the Town Manager to supplement the project's budget by \$460,000 from the VRA fund.