



TO: MAYOR AND TOWN COUNCIL
FROM: CHRIS MCGINNIS, PUBLIC WORKS DIRECTOR/TOWN ENGINEER
RE: RESOLUTION 25-14: A RESOLUTION AUTHORIZING THE MAYOR AND TOWN CLERK TO EXECUTE A CONTRACT WITH COLORADO FIRST CONSTRUCTION CO. FOR THE 602 GALENA WORKFORCE HOUSING INFRASTRUCTURE CONSTRUCTION PROJECT IN FRISCO COLORADO
DATE: MARCH 25, 2025

Summary & Background:

The Town of Frisco purchased the property at 602 Galena Street, executed a development agreement with the NHP foundation for the property, and also received DOLA More Housing Now and Strong Communities grants for the development of workforce housing on the property. The project design has been completed, which includes a 52-unit multifamily development, site improvements, as well as roadway, sidewalk, and parking improvements on 6th Ave and Galena Street.

To comply with the grant agreement, the infrastructure and roadway work associated with the project was required to be procured and contracted directly by the Town. The project was advertised for proposals on January 24th, 2025 and proposals were received on February 21, 2025. Five proposals were submitted for the project by Colorado First Construction CO (CFC), Columbine Hills Construction, Fiore & Sons, Empire Demolition, and Alpine Tree.

The fees for the proposals are listed below:

CFC - \$1,459,041.00
Columbine Hills Construction - \$1,525,393.50
Fiore & Sons - \$1,507,504.61
Empire Demolition - \$115,210.00*
Alpine Tree Service - \$6,200.00*

*Proposal was incomplete and only included a portion of the full work scope

Analysis:

The Town's procurement policy states that procurements shall be based on "Best value" for the Town, including, but not limited to, price, quality, customer service, availability of services, project schedule, past experience with the Town and region, sustainable practices, and competition. The five proposals were reviewed by Town Staff and Colorado First Construction Co. (CFC) was determined to provide the best value to the Town due to price (lowest of the proposals), project approach, project team qualifications, past experience (extensive experience with workforce housing in mountain towns), and coordination approach proposed with NHP. Based on this analysis, Staff determined that CFC will provide the best value to the Town for the project.

Financial Impact:

The contract price of \$1,459,041.00 is within budget for the project. The majority of costs will be reimbursed through DOLA grants, with a Town match provided by the Housing funds appropriated for 2025.

The project will increase Town owned infrastructure, including sidewalk, parking, storm sewer, curbs, landscaping, and signage, which will increase annual street maintenance costs for 6th Ave and Galena Street, and will be included in annual operating budgets.

Alignment with Strategic Plan:

The project aligns with the Enhance Community Inclusivity objective of the Strategic Plan, specifically "Diverse Housing: Offering a variety of housing types to support the workforce and residents." The attached contract will construct infrastructure to support workforce housing which will enhance community inclusivity.

Staff Recommendation:

Staff recommends that Council adopt Resolution 25-14 and authorize the Mayor to execute a contract with Colorado First Construction Co. for the 602 Galena Workforce Housing Infrastructure Construction Project.

Reviews and Approvals:

- Tom Fisher, Town Manager
- Diane McBride, Assistant Town Manager

Attachments:

- Attachment 1 – Resolution 25-14
- Attachment 2 – 602 Galena Workforce Housing Infrastructure Contract