



COLORADO
Parks and Wildlife
Department of Natural Resources

Capital Development
6060 Broadway • Denver, CO 80216
PH: (720) 456.0283

Spring Creek Dam Rehabilitation

CM/GC RFP 2026*0020

Date: 05.20.2026

Mandatory Site Visit

AGENDA:

- Introductions
- Site Safety
- Integrated Project Team Introduction
- CMGC 101
 - What is it?
 - Why did CPW select CM/GC delivery method for the project
 - Project Challenges
 - Estimated Pre-construction phase
- Dam Overview
 - History
- Project Overview
 - Project Goals and Challenges
- Schedule
- Questions



Laura Clellan, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Richard Reading, Chair · James 'Jay' Tutchton, Vice-Chair · Eden Vardy, Secretary · Jessica Beaulieu · Frances Silva Blayney · Tai Jacober · Dallas May · Jack Murphy · Gabriel Otero

Introductions:

CPW (OWNER) REPRESENTATIVES:

CPW Local Staff

- Wildlife Technician – Jeremiah Rummel
- Area Wildlife Manager – Brandon Diamond

CPW Capital Development

- Dam Safety Program Manager – Eric Eisinger, P.E.
- Dam Safety Project Manager – Jenna Svoboda, P.E.

CPW Procurement

- CPW Contracts Manager – Joe Small

DNR Procurement

- DNR Purchasing Lead – Jeanette Stroud

Site Safety

Integrated Project Team

CPW Capital Development

- Project Manager – Eric Eisinger, P.E.

Design Consultant – HDR, Inc.

- Project Manager – Korey Kadrmas, P.E.
- Project Engineer – Adam Toothman, P.E.

CM/GC Services Firm – In Procurement

- TBD

Independent Cost Estimator (ICE) – Upcoming Procurement

- TBD

Regulatory Authority - State Engineer's Office (SEO)

- Water Division 4 Dam Safety Engineer – Jason Ward, P.E.

Stakeholders include –

- Grand Mesa, Uncompahgre, & Gunnison (GMUG) National Forest
- CPW Southwest Region
- CPW Water Resources, Aquatics, and Terrestrial Sections
- Spring Creek Residents & businesses

CMGC 101

- What is it?: Contracting method that involves a contractor in both the design and construction phases
 - Partnership with Owner (CPW), Stakeholders, the Design Consultant (HDR, Inc), Independent Cost Estimator, and the Contractor - IPT
- Why did CPW select CM/GC delivery method for the project
 - To best handle Spring Creek Dam Rehab challenges (ie. remote and confined site, short construction season, impacts to residents & recreation)
 - Early contractor involvement to facilitate:
 - Safety of public and staff
 - Fiscal responsibility
 - Schedule optimization
 - Constructability evaluation
 - Continuous, progressive Value Engineering
 - Minimize risk and impacts to CPW and all stakeholders
- Value to Project (Project First)
 - CPW sees value in having a Well-Qualified Contractor sitting at the table with the Design Engineer, Independent Cost Estimator, and the Owner to:
 - Provide input on constructability, value engineering, materials, scheduling, and phasing
 - Improves the construction schedule (through careful planning),
 - Streamline the design process and produces a project that adheres to the budget
 - Have “open” discussion about costs and schedules (Open Cost Model).
 - Provide input on Target Risk areas and minimize, eliminate or transfer risk to the appropriate entity, and maintain a Risk Register
 - Develop a strong relationship and focus on partnering with the entire project team, including external stakeholders, and maintaining a consistent team between preconstruction and construction phases.
- CPW Procurement
 - Pre-Construction Phase
 - The Contractor acts as an advisory or subject matter expert in the areas of construction, constructability, construction estimating, risk assessment/mitigation, and construction phasing in the design phase.
 - Separate contracts for the pre-construction and construction phases.
 - Construction Phase
 - The Contractor, if a Construction Agreed Price (CAP) is accepted, then serves as the General Contractor during the construction phase.
 - If CAP proposal is not accepted, CPW may choose to release the project to public bidding for the Construction Phase. The CM/GC firm would not be allowed to bid the project as prime general contractor.
- Process for Project w/ CMGC
 - Design Consultant develops a design for project while collaborating with the Contractor, Independent Cost Estimator, and CPW (the IPT)
 - Contractor (with IPT collaboration) develops Risk Register, Open Cost Model, and tracks Value Engineering Innovations (Starting 30%)
 - Independent Cost Estimator to independently develop all quantity and cost estimates; then openly compare with contractor (Open Cost Model);

- After the 90% design completion milestone, the Contractor submits a CAP (Construction Agreed Price). CPW negotiates with the Contractor and either accepts or rejects the CAP. There can be up to 3 total attempts at reaching the CAP.
 - Multiple CAP packages for phased construction or long lead time items are possible
- Each CAP package must be a completed bid package that could be advertised. Well defined beginning and ending
 - All construction bid packages must be severable and biddable.
- Contractor Services – Pre-Construction Phase
 - Attend regular project progress meetings, risk workshops, and review milestones (30, 60 & 90%)
 - Anticipated services (see added details in RFP):
 - Cost estimating
 - Risk development and tracking
 - Value engineering
 - Constructability reviews
 - Construction expertise
 - Examples of responsibilities (see added details in RFP):
 - Provide input on schedule, phasing, constructability, material availability, and cost
 - Identify Project risk; provide OPCCs that help guide any changes to the design and establish Project risk pools
 - Evaluate Project risk and develop a Risk Register and Risk Management Plan (in conjunction with CPW)
 - Develop alternatives and innovations that improve the Project design, operations, schedule, and cost
- Summary of General Process for Spring Creek CMGC
 - RFP solicitation is released
 - No contact with PM, written questions due to Jeanette Stroud
 - Mandatory Pre-Proposal Meeting
 - Submission of Proposals
 - Evaluation of proposals will be based on qualifications only (details in RFP).
 - Shortlist selection for Interview phase
 - Interview Phase with approximately 3 shortlisted contractors
 - Evaluation of shortlisted contractors based on qualifications AND cost (details in RFP)
 - Consists of short presentation, Team Challenge Component, and Q&A
 - CM/GC Management Price Percentage is submitted and opened only after all qualifications (qualitative) scoring is complete and fixed.
 - Selected contractor enters into pre-construction phase
 - Integrated Project Team kickoff meeting, includes Stakeholders
 - Pre-construction phase ends with final construction CAP
 - Construction Contract Starts – Target Construction Start in May/June 2027

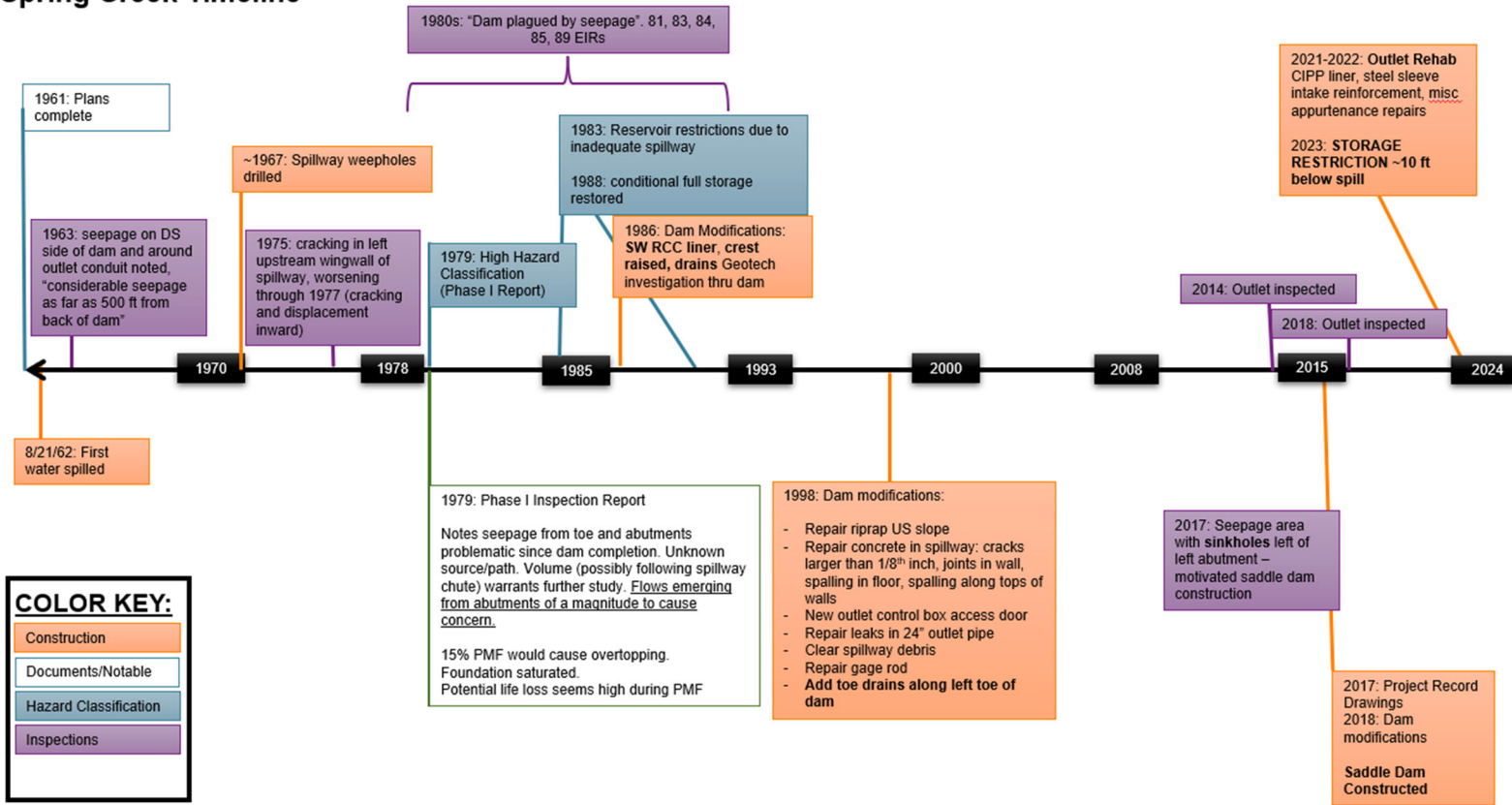
Dam Overview:

- Operated and maintained by CPW under a Special Use Permit with the GMUG
- High Hazard Dam
- Zoned (?) embankment dam
- Concrete lined service spillway w/ an RCC emergency overflow spillway

- 24" RCP outlet pipe.
- Dam is currently un-instrumented
 - Will be conducting a geotechnical investigation in 2026 which would produce (+/-)2 permanent piezometers.
- Normal Water Surface Elevation: 9942
- Normal Storage: +/-1,000 ac-ft

Dam History:

Spring Creek Timeline



Dam Safety Concerns:

Spillway Condition



Seepage





Project Description

- Primary Scope Items
 - Removal and replacement of spillway
 - Extensive filter blanket on the downstream face (combination - blanket drain, toe drain & filter diaphragm)
- Other Scope Items
 - Possible access road improvements (structural sections) for FSR 744 and 748
 - Construction access
 - Riprap placement
 - Site Clearing grubbing / Cleanup & revegetation
 - Instrumentation
- Estimated Construction Cost 8-10Million

Project Goals

- Maintain public safety during and after construction
- Restore dam to safe operating condition at full storage
- Reinstate maximum life cycle of dam
- Minimize long-term maintenance and monitoring requirements
- Minimize disruption to CPW, recreational users, and Stakeholders
 - Logging in area will likely be occurring during construction
- Provide transparency and consideration to Project Stakeholders
- Minimize aquatic and terrestrial disruptions
- Complete an economical project that meets all dam safety and budgetary constraints.

Construction Challenges

- High elevation site at almost 10,000ft, short field and/or construction window
- Water shed has the potential to fill the reservoir from empty to spilling with outlet 100% open.
- Typical year, drivable access to the site opens around mid-May
- Runoff peaks around beginning-middle of June
- Snow/winter shutdown “typically” occurs around end of October to the beginning of November.
- Control of water could be difficult as there are natural springs in the area
- Narrow mountainous access roads that are heavily used for recreation during the spring/summer/fall.
- Relatively confined site
- Heavy recreational use: ATVs, motorcycles, mountain bikers, camping, fishing, rafting, etc.
- Limited areas for vehicle pull-off, turnaround & staging
- Will need to work with USFS for access and environmental requirements

Schedule:

1. Mandatory Pre-proposal On-Site Meeting
 - a. May 20, 2026; 1:00 PM (MDT)
2. Deadline for Written Requests for Clarifications (See Section 4.3)
 - a. May 25, 2026; 5:00 PM (MDT)
3. Responses Posted for Written Requests for Clarifications
 - a. May 29, 2026
4. Proposal Submission Deadline

- a. June 10, 2026; 10:00 PM (MDT)
- 5. Public Proposal Opening
 - a. June 10, 2026; 12:00 PM (MDT)
- 6. Interview Shortlist Notification
 - a. July 6, 2026
- 7. Interviews with Shortlisted Proposers
 - a. July 9, 2026 - July 10, 2026
- 8. Notice of Award Recommendation
 - a. July 14, 2026
- 9. Contract Execution
 - a. Mid-August 2026
- 10. Preconstruction Phase (Phase 2)*
 - a. September 2026 through May 2027
- 11. Construction Phase (Phase 3)*
 - a. May/June 2027 through October 2028