

**RESOLUTION NO. 26-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES,  
COLORADO, AWARDED A BID AND APPROVING A CONSTRUCTION  
CONTRACT WITH O-A-K COLORADO LLC FOR THE 2026 COMMUNITY CENTER  
RENOVATION (PROJECT NO. 2026-PR-001)**

**WHEREAS**, the City of Castle Pines, Colorado (the “City”) is authorized to enter into contracts for the performance of general municipal governance and services; and

**WHEREAS**, the City solicited bids in January 2026 for the Castle Pines Community Center Renovation Project, which involves comprehensive renovations to the building’s lighting, electrical, mechanical, plumbing, and structural systems (Project No. 2026-PR-001) (the “Project”); and

**WHEREAS**, the City advertised the Project for an ample amount of time in accordance with Colorado law by posting an invitation for bid (the “IFB”); and

**WHEREAS**, the City received thirteen (13) bids in response to the IFB within the time period that the Project was advertised; and

**WHEREAS**, City Staff evaluated the unit price bids received from bidders together with the specific criteria set forth in the IFB and considered references to determine the lowest responsible bidder for the Project; and

**WHEREAS**, it is the desire and intent of the City Council to award the bid to the lowest responsible bidder who submitted a bid in compliance with the reasonable and stated specifications contained within the IFB; and

**WHEREAS**, the City Council, after consideration of the bid submitted and the recommendations of City Staff, finds that O-A-K Colorado LLC, a Colorado limited liability company (the “Contractor”), submitted the lowest responsible bid for the Project; and

**WHEREAS**, it is in the best interests of the City to award the bid for the Project to the Contractor in the not-to-exceed amount of Six Hundred Two Thousand Eight Hundred Seventy-Three and 00/100 Dollars (\$602,873.00) (the “NTE Amount”), based on the unit price(s) set forth in the Contractor’s bid and the estimated work quantities associated with the Project; and

**WHEREAS**, the City Council desires to approve a construction contract with the Contractor in substantially the same form attached hereto and incorporated herein as **Exhibit A** (the “Construction Contract”); and

**WHEREAS**, the City Council desires to approve a contingency amount related to the Construction Contract equal to thirty percent (30%) of the NTE Amount, or One Hundred Eighty Thousand Eight Hundred Sixty-One and 90/100 Dollars (\$180,861.90) (the “Contingency Amount”) to be used as necessary for unanticipated expenses and costs related to the Project; and

**WHEREAS**, the City Council further desires to delegate authority to the City Manager to execute any necessary Change Orders to the Construction Contract that, in total, do not exceed the Contingency Amount.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THAT:**

**Section 1.** The recitals contained above are incorporated herein by reference and are adopted as findings and determinations of the City Council.

**Section 2.** The City Council hereby: (a) awards the Project to the Contractor in the NTE Amount of Six Hundred Two Thousand Eight Hundred Seventy-Three and 00/100 Dollars (\$602,873.00); (b) approves the Construction Contract with the Contractor in substantially the same form attached hereto and incorporated herein as **Exhibit A**; (c) authorizes the City Attorney, in consultation with the City Manager, to make or negotiate such changes as may be necessary to the Construction Contract that do not substantially increase the obligations of the City; and (d) authorizes the City Manager to execute the Construction Contract on behalf of the City when in final form.

**Section 3.** The City Council approves the Contingency Amount of One Hundred Eighty Thousand Eight Hundred Sixty-One and 90/100 Dollars (\$180,861.90) to be used as necessary for unanticipated costs and expenses related to the Project and authorizes the City Manager to execute any necessary Change Orders to the Construction Contract that, in total, do not exceed the Contingency Amount.

**Section 4.** If any section, paragraph, clause, or provision of this Resolution is held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining sections, paragraphs, clauses, or provisions of this Resolution.

**Section 5.** **Effective Date.** This Resolution shall take effect upon its approval by the City Council.

**INTRODUCED, READ AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES BY A VOTE OF 6 IN FAVOR, 0 AGAINST, AND 1 ABSENT ON THIS 10<sup>TH</sup> DAY OF FEBRUARY, 2026.**

*[Signature page follows]*



  
Tracy Engerman (Mar 11, 2026 10:58:15 MDT)

Tracy Engerman, Mayor

**ATTEST:**



Tobi Duffey, MMC, City Clerk

**APPROVED AS TO FORM:**

  
Linda Michow (Feb 11, 2026 15:42:41 MST)

Linda C. Michow, City Attorney

**EXHIBIT A**  
Construction Contract with O-A-K Colorado LLC



City of Castle Pines Project No.: 2026-PR-001

**CONSTRUCTION CONTRACT  
FOR THE FOLLOWING PROJECT:  
2026 Community Center Renovation**

This Construction Contract (“Contract”), effective this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, is made and entered into by and between **O-A-K COLORADO LLC** (hereinafter, “Contractor”), a limited liability company organized pursuant to the laws of the State of Colorado and having a principal office address of 202 6th St., Ste. 200, Castle Rock, CO 80104 and the **CITY OF CASTLE PINES** (hereinafter, “City” or “Owner”), a municipal corporation of the State of Colorado, having an address of 7437 Village Square Lane, Suite 200, Castle Pines, Colorado 80108 (collectively, the City and Contractor are referred to herein as the “Parties”).

In consideration of the mutual covenants hereinafter set forth, the Parties agree as follows:

**PART 1 – WORK; TIME**

1.01 The Contractor agrees to furnish all of the technical, administrative, professional, and other labor, all supplies and materials, equipment, printing, vehicles, local travel, office space and facilities, testing and analyses, calculations, and any other facilities or resources necessary to perform in a workmanlike manner all Work required by the Contract Documents.

1.02 The Contractor agrees to undertake the performance of the Work by February 26, 2026 and agrees that the Work will be completed within one hundred thirty-six (136) calendar days of the date of the Notice to Proceed unless the Contract Time is extended by the City as provided in the Contract Documents.

1.03 The Parties agree that, in any section in which the Contractor prepares any document for “the approval of the City,” such subsequent approval by the City does not mean that City is responsible for the accuracy, thoroughness, or judgment contained in the document. The City does not waive the right to hold the Contractor responsible for the accuracy, thoroughness, or judgment expressed in the document, as it is expressly agreed by the Parties that the City is relying on the expertise of the Contractor for the timely completion of the Work required by the Contract Documents.

**PART 2 – CONTRACT PRICE AND PAYMENT**

2.01 The City shall pay the Contractor for performance of the Work in accordance with the Contract Documents the amount(s) shown on Contractor's Form of Bid, not to exceed **Six Hundred Two Thousand Eight Hundred Seventy-Three and 00/100 Dollars (\$602,873.00)**.

2.02 The City shall make payments as set forth in Article 9 of the General Conditions, subject to the City's obligation to retain a portion of the payments until final completion and acceptance by the City of all Work included in the Contract Documents.

2.03 Prior to final payment, all Work specified by the Contract Documents must be completed. Payment shall be made only after the procedure specified by the General Conditions is completed.

2.04 The City represents that either an appropriation for the price specified in this Construction Contract has been made by the City Council or that sufficient funds have otherwise been made available for the payment of this Construction Contract.

2.05 The Parties understand and acknowledge that the City of Castle Pines is subject to Article X § 20 of the Colorado Constitution ("TABOR"). The parties do not intend to violate the terms and requirements of TABOR by the execution of this Contract. It is understood and agreed that this Contract does not create a multi-fiscal year direct or indirect debt or obligation within the meaning of TABOR and, therefore, notwithstanding anything in this Contract to the contrary, all payment obligations of the City are expressly dependent and conditioned upon the continuing availability of the funds beyond the term of the City's current fiscal period ending upon the next succeeding December 31. Financial obligations of the City payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available in accordance with the rules, regulations, and resolutions of the City of Castle Pines and other applicable law. Upon the failure to appropriate such funds, this Contract shall be terminated.

### **PART 3 – CONTRACTOR'S REPRESENTATIONS**

3.01 In order to induce the City to enter into this Construction Contract, the Contractor makes the following representations:

(a) The Contractor has familiarized itself with the nature and the extent of the Contract Documents, Work, the location and site of the Work and any and all local conditions and federal, state and local laws, ordinances, rules and regulations that in any manner may affect cost, progress or performance of the Work.

(b) Contractor has carefully studied all physical conditions at the site and existing facilities affecting cost, progress or performance of the Work.

(c) Contractor has given the City written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and, if applicable, the written resolution(s) thereof by the City is/are acceptable to the Contractor.

3.02 Contractor agrees to remedy all defects appearing in the Work or developing in the materials furnished and the workmanship performed under this Construction Contract for a period of one (1) year or such other time that is specified in the Contract Documents after the date of acceptance of the Work by the City, and further agrees to indemnify and save the City harmless from any costs encountered in remedying such defects. Contractor shall provide a performance, payment, maintenance and warranty bond that shall remain in effect until all defects are corrected as required by this paragraph.

3.03 Contractor is an independent contractor, and nothing herein contained shall constitute or designate the Contractor or any of its employees or agents as agents or employees of the City.

## **PART 4 - CONTRACT DOCUMENTS**

4.01 The Contract Documents, which comprise the entire Construction Contract between the City and the Contractor, are attached to this Construction Contract and made a part hereof, including:

Invitation for Bids	Other:
Instructions to Bidders	Technical Specifications and
Bid Bond	Construction Documents (Exhibit F)
Bid Form	
Notice of Award	
Notice to Proceed	
Construction Contract	
Specifications	
Performance, Payment, Maintenance and Warranty Bond	
General Conditions, including table of contents	
Special Provisions (Exhibit C)	
Addendum Change Orders	
Insurance Certificates	
Tax-Exempt Certificates	

In the event of an inconsistency between any provisions of the Contract Documents, the more specific provisions shall govern the less specific provisions, and written addenda, change orders, or other modifications approved in writing by both Parties subsequent to the date of this Contract as set forth on page 1 hereof shall govern the original Contract Documents.

4.02 There are no Contract Documents other than those listed above. The Contract Documents may only be altered, amended, or repealed by a modification, in writing, executed by the City and the Contractor.

## **PART 5 - PROJECT MANAGER**

5.01 The Project Manager, for the purposes of the Contract Documents, is the following, or such other person or firm as the City may designate in writing:

Name: Marcus Graves  
Address: 7437 Village Square Lane, Suite 200  
Castle Pines, CO 80108  
Telephone: 303-392-5199  
Email: [marcus.graves@castlepinesco.gov](mailto:marcus.graves@castlepinesco.gov)

The Project Manager is authorized to represent and act as agent for the City with respect to City's rights and duties under the Contract Documents, provided, however, the Project Manager shall not have any authority to approve any Change Order or approve any amendment to the Construction Contract or Contract Documents, except for those minor Change Orders defined in paragraph 7.4.1 of the General Conditions, such authority being specifically reserved to the duly authorized official of the City having such approval authority pursuant to the City's Charter and ordinances. In the event of doubt as to such authority, the Contractor may request a written representation from the City Manager resolving such doubt and designating the person with authority under the circumstances, which written representation shall be conclusive and binding upon the City.

## **PART 6 - ASSIGNMENT**

6.01 No assignment by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically, but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents. This restriction on assignment includes, without limitation, assignment of the Contractor's right to payment to its surety or lender.

6.02 It is agreed that this Construction Contract shall be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, assigns and successors.

## **PART 7 - GOVERNING LAW AND VENUE**

7.01 This Construction Contract shall be governed by the laws of the State of Colorado and the Charter and ordinances of the City of Castle Pines.

7.02 This Construction Contract shall be deemed entered into in Douglas County, State of Colorado, as the City is located in said County. The location for settlement of any and all claims, controversies and disputes arising out of or related to this Construction Contract or any breach thereof, whether by alternative dispute resolution or litigation, shall be proper only in Douglas County, Colorado.

## **PART 8 - LIQUIDATED DAMAGES**

8.01 The City and the Contractor recognize that time is of the essence in this Construction Contract and that the City will suffer financial loss if the Work is not substantially completed within the time specified in paragraph 1.02 above, plus any extensions thereof allowed by the City by written Change Order. They also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by the City if the Work is not substantially complete on time. Accordingly, rather than requiring any such proof, the City and the Contractor agree that as liquidated damages for delay (but not as a penalty) the Contractor shall pay the City the applicable amount set forth in the General Conditions for each day that expires after the time specified in paragraph 1.02 until the Work is complete. It is agreed that this is a reasonable estimate of the damages likely to be suffered by the City for late completion of the Work. If the Contractor shall fail to pay such liquidated damages promptly upon demand therefor, the Surety on the Performance, Payment, Maintenance and Warranty Bond shall pay such damages. In addition, and at the City's option, the City may withhold all or any part of such liquidated damages from any payment due the Contractor.

## **PART 9 - MODIFICATIONS**

9.01 This Construction Contract shall be modified only by written Change Orders or Addenda agreed upon by the Parties hereto, duly issued in form approved by the City Attorney and in conformance with the other Contract Documents.

## **PART 10 - CONTINGENCY**

10.01 This Construction Contract is expressly contingent upon the approval of the City of all of the terms set forth herein. In the event this Construction Contract is not approved and fully executed by the

City, neither Party shall be bound to the terms of this Construction Contract.

10.02 The person or persons signing and executing this Construction Contract on behalf of each Party, do hereby warrant and guarantee that he/she or they have been fully authorized to execute this Construction Contract and to validly and legally bind such Party to all the terms, performances and provisions herein set forth.

10.03 Governmental Immunity. The City, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended (“CGIA”), or otherwise available to the City and its officers or employees.

#### **PART 11 – WEB ACCESSIBILITY COMPLIANCE**

11.01 Contractor agrees to perform the Work in a manner that ensures the City’s full compliance with applicable web accessibility requirements set forth in C.R.S. § 24-34-802 and associated regulations, as may be amended from time to time.

INSURANCE CERTIFICATES REQUIRED BY THE GENERAL CONDITIONS OF THIS CONTRACT SHALL BE SENT TO THE PARKS, RECREATION, & OPEN SPACE DEPARTMENT, CITY OF CASTLE PINES, ATTENTION: \_MARCUS GRAVES, PROJECT MANAGER.

IN WITNESS WHEREOF, the parties hereto have executed this Construction Contract in triplicate. Two counterparts have been delivered to the City and one counterpart has been delivered to the Contractor. All portions of the Contract Documents have been signed or identified by the City and the Contractor.

**CITY OF CASTLE PINES, COLORADO:**

By: \_\_\_\_\_

Printed Name: Michael Penny

Title: City Manager

Date of execution: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Tobi Duffey, MMC, City Clerk

APPROVED AS TO FORM (*excluding exhibits*):

\_\_\_\_\_  
Linda Michow, City Attorney

**O-A-K COLORADO LLC:**

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date of execution: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing Construction Contract was subscribed, sworn to and acknowledged before me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by \_\_\_\_\_ (printed name) as \_\_\_\_\_ (title) of O-A-K Colorado LLC, a Colorado limited liability company.

My commission expires: \_\_\_\_\_

(S E A L)

\_\_\_\_\_  
Notary Public  
(Required for all contracts (C.R.S. § 8-40-

202(2)(b)(IV))