

**RESOLUTION NO. 26-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES,  
COLORADO, APPROVING A CONSTRUCTION CONTRACT WITH LA WESTERN  
CONSTRUCTION MANAGEMENT, INC. D/B/A NICHOLAS CONSTRUCTION, INC.  
FOR CONSTRUCTION OF THE MONARCH BOULEVARD ROUNDABOUT  
MONUMENT**

**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 requires the construction of a monument at the Monarch Boulevard roundabout (the “Project”); and

**WHEREAS**, the City Manager’s Office has provided the City Council a sole source justification for the waiver of the competitive bid process for the Project; and

**WHEREAS**, LA Western Construction Management, Inc. d/b/a Nicholas Construction, Inc. (the “Contractor”) has provided a quote to complete the Project for a not-to-exceed compensation amount of Two Hundred Nineteen Thousand Eleven Dollars and Nine Cents (\$219,011.09); and

**WHEREAS**, the City Council, after consideration of the sole source justification and the recommendations of City Staff, finds that the Contractor has the required expertise and experience to complete 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 1** (the “Construction Contract”).

**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) approves the Construction Contract with the Contractor in substantially the same form attached hereto and incorporated herein as **Exhibit 1**; (b) 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 (c) authorizes the City Manager to execute the Construction Contract on behalf of the City when in final form.

**Section 3.** 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 4. 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 7 IN FAVOR, 0 AGAINST AND 0 ABSENT ON THIS 28<sup>TH</sup> DAY OF APRIL, 2026.**



Tracy Engerman (May 28, 2026 09:14:09 MDT)

Tracy Engerman, Mayor

ATTEST:

Tobi Duffey, MMC, City Clerk

APPROVED AS TO FORM:

Linda Michow (Apr 29, 2026 18:46:19 MDT)

Linda C. Michow, City Attorney

**EXHIBIT 1**  
**CONSTRUCTION CONTRACT WITH LA WESTERN CONSTRUCTION  
MANAGEMENT, INC. D/B/A NICHOLAS CONSTRUCTION, INC.**



City of Castle Pines Project No.: 2024-PW-001

**CONSTRUCTION CONTRACT  
FOR THE FOLLOWING PROJECT:**

**Monarch Boulevard Roundabout Monument**

This Construction Contract (“Contract”), effective this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, is made and entered into by and between **LA Western Construction Management, Inc., d/b/a Nicholas Construction, Inc.** (hereinafter, “Contractor”), a corporation organized pursuant to the laws of the State of Colorado and having a principal office address of 5180 Fox St., Denver, CO 80216 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 within **Fourteen (14)** days following the Notice to Proceed and agrees that the Work will be completed by **July 15, 2026** 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 **Two Hundred Nineteen Thousand Eleven Dollars and Nine Cents (\$219,011.09)**.

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.

(d) RESERVED.

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:

General Conditions, including table of contents	Other: Technical Specifications
Bid Bond	
Bid Form (Exhibit A)	Monarch Blvd – Roundabout Landscaping
Notice of Award	<u>Incorporated in Contract Documents but not attached:</u>
Notice to Proceed	CDOT Standard Specifications for Road and
Construction Contract	Bridge Construction (2023)
Construction Drawings	
Specifications	

Performance, Payment, Maintenance and  
Warranty Bond  
Special Provisions  
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: Dole Grebenik, P.E.  
Address: 7437 Village Square Lane, Suite 200 Castle Pines, Colorado 80108  
Telephone: 303-746-0974  
Email: Dole.Grebenik@castlepinesgov.com

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.

#### **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**

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 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 Public Works DEPARTMENT, CITY OF CASTLE PINES, ATTENTION: DOLE GREBENIK, 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: \_\_\_\_\_

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

Date: \_\_\_\_\_

ATTEST:

APPROVED AS TO FORM (excluding exhibits)

\_\_\_\_\_  
City Clerk or Deputy City Clerk

\_\_\_\_\_  
City Attorney

**CONTRACTOR: NICHOLAS CONSTRUCTION, INC.**

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

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

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

Date: \_\_\_\_\_

STATE OF \_\_\_\_\_

)

) ss.

COUNTY OF \_\_\_\_\_)

The foregoing Construction Contract was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ LA Western Construction Management, Inc. d/b/a Nicholas Construction, Inc., a Colorado corporation.

Witness my hand and official seal.

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

\_\_\_\_\_  
Notary Public

**Exhibit A**

[see attached *Bid Form*]



**CONCEPT 1**  
**SUMMARY - ALL AREAS**

ITEMS	Area/Phase	Area/Phase	Area/Phase	Area/Phase	All Areas/Phases
	1A	2A	3A	4	
general/misc	\$ 72,160.00	\$ -	\$ -	\$ -	\$ 72,160.00
erosion/soil/misc	\$ 26,072.20	#REF!	#REF!	#REF!	#REF!
vert/houz hardscape	#REF!	\$ -	\$ -	\$ -	#REF!
elect/lighting	\$ 34,892.43	#REF!	#REF!	#REF!	#REF!
signage	\$ 18,317.14	\$ -	\$ -	\$ -	\$ 18,317.14
softscape/irr	\$ -	#REF!	#REF!	#REF!	#REF!
	#REF!	#REF!	#REF!	#REF!	#REF!
	1B	2B	3B		
general/misc	\$ -	\$ -	\$ -	\$ -	\$ -
erosion/soil/misc	\$ -	#REF!	#REF!	#REF!	#REF!
vert/houz hardscape	\$ -	\$ -	\$ -	\$ -	\$ -
elect/lighting	\$ -	#REF!	#REF!	#REF!	#REF!
signage	\$ -	\$ -	\$ -	\$ -	\$ -
softscape/irr	\$ -	#REF!	#REF!	#REF!	#REF!
	\$ -	#REF!	#REF!	#REF!	#REF!
<b>total</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>	<b>#REF!</b>

\*Note - Cost does not include Civil/Roadway Improvements for curb & gutter, Asphalt Removal & Civil/Roadway grading