

PLANNING AND DEVELOPMENT MEMORANDUM

08-18

July 24, 2008

TO: Honorable Mayor Kathleen M. Novak and City Council Members

FROM: David Allen, Acting City Manager and Director of Public Works and Utilities *DA*
James Hayes, Director of Planning and Development *JH*
Rick Davis, Chief Building Official *RS*

SUBJECT: CR-109, 9960 Croke Drive Demolition Project

RECOMMENDATION:

Attached to this memorandum is a Resolution which, if approved would:

- 1) authorize the Mayor to execute a contract between the City of Northglenn and Big R Construction Company, Inc., for the demolition of the condemned structures located at 9960 Croke Drive. in the amount of \$22,200.00 with a 30% contingency of \$6,600.00;
- 2) authorize the City Manager to approve minor changes in the scope of work and execute relevant change orders up to the total approved expenditure limit of \$28,860.00

The total project cost with contingencies is \$28,860.00. Staff recommends approval of the proposed Resolution.

BACKGROUND:

The Chief Building Official posted Condemnation Orders on the property on January 30, 2008, after the owner Matthew D. Lichlyter, failed to fulfill a written agreement with the City requiring him to rebuild the home. The agreement was a result of previous Condemnation Orders on the property. Mr. Lichlyter subsequently Quit Claimed the subject property to Wilshire Holding Group, Inc., in Las Vegas, Nevada, on November 21, 2007, without making the agreed repairs. The City did not receive any response on the Notice and Orders of Condemnation that were sent Certified Return Receipt First Class Mail to Wilshire Holding Group, Inc.

Due to partial demolition of the home by Mr. Lichlyter, and the abandoned state of the property, the subject property has become an attractive nuisance for vandals. The Chief Building Official, in accordance with Section 302 (12) of the 1997 Uniform Code for the Abatement of Dangerous Buildings, as adopted by the City on January 25, 2007, declared the subject property a public nuisance, and posted the structures as Condemned. If City Council approves the demolition contract, the project will restore the property to an unimproved lot condition and eradicate the nuisance that has existed in the neighborhood for over a year.

On June 30, 2008, the City accepted six (6) bids for the 9960 Croke Drive Demolition Project. The apparent low bidder is Big R Construction Company, Inc., (Big R Construction) with a bid of \$22,200.00. City staff contacted the submitted references and determined the Contractor's past performance met the City's standards. Results of the reference checks are on file at City Hall. Based on the reference checks and review of the bid documents, City staff recommends that a contract be executed with Big R Construction with a cost of \$22,200.00 and a contingency of 30% for the 9960 Croke Drive Demolition Project. Copies of the bid tabulation, the references and the standard construction agreement are attached for reference.

BUDGET/TIME IMPLICATIONS:

The budget, as proposed, for the contract is \$28,860.00. Funding is available in the Building Department Abatement Fund account number 110.61725.000.3135 which has a budget amount of \$52,500.00.

STAFF REFERENCE:

Please contact James Hayes, Director of Planning and Development at jhayes@northglenn.org, or (303) 450-8937.

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-109
Series of 2008

Series of 2008

A RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND BIG R CONSTRUCTION COMPANY, INC. FOR THE 9960 CROKE DRIVE DEMOLITION PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The Agreement between the City of Northglenn and Big R Construction Company, Inc., attached hereto, in the amount of \$22,200.00 with a 30% contingency of \$6,660.00 for a total amount not to exceed \$28,860.00 for the 9960 Croke Drive Demolition Project is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED at Northglenn, Colorado, this ____ day of _____, 2008.

KATHLEEN M. NOVAK
Mayor

ATTEST:

JOHANNA SMALL, CMC
Acting City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

AGREEMENT

PROJECT NAME: 9960 CROKE DRIVE DEMOLITION PROJECT

PROJECT NUMBER: IFB 2008-27 PROJECT MANAGER: Rick Davis

THIS AGREEMENT, made this ____ day of _____, 20__, by and between the City of Northglenn, hereinafter called "CITY", and Big R Construction Company, Inc., hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the project named:

"9960 CROKE DRIVE DEMOLITION PROJECT"

2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor supervision, and other services necessary for the completion of the PROJECT described herein.

3. The CONTRACTOR will provide performance and payment bonds and a certificate of insurance naming the City as an additional insured for purposes of said project within 10 days after the date of the NOTICE OF AWARD.

4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$22,200.00, or as shown in the BID schedule. The CONTRACTOR will commence the work within 7 calendar days after the date of NOTICE TO PROCEED. The CONTRACTOR will complete the work within 30 calendar days after the date of NOTICE TO PROCEED unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

5. The term "CONTRACT DOCUMENTS" means and includes all items as set forth in Section 1.01 of the General Conditions.

6. The CITY will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This AGREEMENT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in TWO copies, each of which shall be deemed an original on the date first above written.

CITY:

City of Northglenn

By _____

Name Kathleen M. Novak

Title Mayor

ATTEST:

Name Johanna Small, CMC

Title Acting City Clerk

(SEAL)

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

(SEAL)

ATTEST:

Rick Davis
Rick DAVIS

Name (Please Print or Type)

Title Chief Building Official

CONTRACTOR:

By _____

Name Shane Hunt

(Please Type or Print)

Title President

Address 88 Inverness Cir East #B101
Englewood, CO 80112

CITY's CONTRACT # IFB 2008-27

Rick Davis

Print Name of City's Project Manager

Reference Check

Project: IFB/2008-27, 9960 Croke Drive Demolition
Consultant/Contractor: Big R Construction Company, Inc.
Date: July 7, 2008
Page 1

Project Name:	Contact for Reference:	Contact Phone Number:	Reference:
Boulder Wastewater Plant	Scott Terry - Garney Construction	303-699-9000 x411	Have used Big R Construction as subcontractor on many projects since 2002. Highly recommend. They have the equipment and manpower to handle the project. Expect the Northglenn project to be easy and quick. No problems meeting project deadlines.
Atlas Building Univerity of Colorado-Boulder	Rick Andrews- PCL Construction	970-926-2135	Worked with Big R Construction on the Atlas Building project in Boulder. Do good work, finish on time and budget. Small company, capable of completing the project. No hesitation hiring Big R for another project.
Waste Management - Multiple Pojects	Tom Buchols - Waste Management	303-944-7507	Waste Management has been using Big R Construction for several years. Projects include excavations, utility installations, and installations of clay liners for landfills. Waste Management will continue to utilize the services of Big R Construction. Projects are delivered on time and within budget.



**CITY OF NORTHGLENN
FORMAL BID SUMMARY**

BID NUMBER: IFB 2008-27

PAGE 1 OF 1

BID NAME: Demo of 9960 Croke Drive

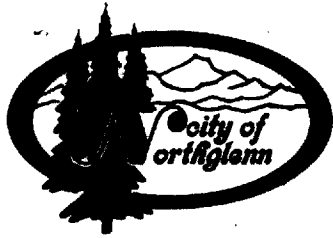
DEPARTMENT: Planning & Development

	E.T. Technologies, Inc.	Left Hand Excavating	ESA	Colorado Excavating	Big R. Construction Company, Inc.
DATE DUE: 06/30/2008	BID RECEIVED:	BID RECEIVED:	BID RECEIVED:	BID RECEIVED:	BID RECEIVED:
	DATE: 6/26/08	DATE: 6/27/08	DATE: 6/30/08	DATE: 6/30/08	DATE: 6/30/08
TIME: 2:00 P.M.	TIME: 2:20PM	TIME: 1:16pm	TIME: 2:00PM	TIME: 1:15PM	TIME: 1:31PM
Bid Price	\$32,700	\$76,697	\$25,660	\$31,900	\$22,200
Addendums	yes	yes	yes	yes	yes
Illegal Alien Form	yes	yes	yes	no	yes

Kathleen Swannick
Buyer

Crystal Messick
City Clerk Deputy

6/30/08
Date



**CITY OF NORTHGLENN
FORMAL BID SUMMARY**

BID NUMBER: IFB 2008-27

PAGE 1 OF 2

BID NAME: Demo of 9960 Croke Drive

DEPARTMENT: Planning & Development

	Mendoza Demolition Services				
DATE DUE: 06/30/2008	BID RECEIVED: DATE: 06/30/08 TIME: 12:48pm	BID RECEIVED: DATE: TIME:	BID RECEIVED: DATE: TIME:	BID RECEIVED: DATE: TIME:	BID RECEIVED: DATE: TIME:
Bid Price	\$27,800				
Addendums	yes				
Illegal Alien Form	yes				

Kathleen Krasnulek
Buyer

Crystal Mendick
City Clerk

06/30/08
Date