

**PLANNING AND DEVELOPMENT DEPARTMENT  
MEMORANDUM 12-34**

**DATE:** November 26<sup>th</sup>, 2012  
**TO:** Honorable Mayor Joyce Downing and City Council Members  
**FROM:** William A. Simmons, City Manager *WAS*  
Brook Svoboda, Director of Planning and Development *BS*  
**SUBJECT:** First Addendum to Agreement between the City of Northglenn and the Northglenn Historic Preservation Foundation, Inc

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**BACKGROUND**

The Northglenn Historic Preservation Foundation had previously requested from Council funding for the purposed construction of a pole barn on the Stonehocker property. In November 2011 The Foundation requested from Council an increase in funding from \$20,000 to \$30,000 to build the pole barn, which Council approved at the November 17<sup>th</sup> Council Meeting. At the July 2<sup>nd</sup> Council Study Session, the Foundation brought back preliminary estimates that exceeded the \$30,000. It was the general consensus of the Council for the Foundation to solicit hard bids with the intent of scoping the project to meet the \$30,000 budget with consideration for a \$10,000 contingency.

The Foundation prepared specifications for the pole barn, solicited bids and selected a preferred contractor, NORCO/Z Building Systems. The Foundation worked with the preferred contractor to finalize the scope of services with a final budget amount of \$31,697.00.

The attached 1<sup>st</sup> Addendum to the City/Foundation Agreement reflects an amount of \$40,000, consistent with the consensus given at the July 2<sup>nd</sup> Council Study Session.

**BUDGET/TIME IMPLICATIONS:**

Staff is recommending a 20% contingency for this project, consistent with the Council consensus at the July 2<sup>nd</sup> Council Study Session.

Itemized Expenditures for the Stonehocker Pole Barn Project

Appropriation	(Grants and Donations Fund)	\$59,600.00
Stonehocker Pole Barn Bid	(NORCO/Z Builders)	(\$31,697.00)
20% Contingency		(\$8,303.00)
Remaining Balance		\$19,600.00

**RECOMMENDATION**

Attached to this memorandum is CR-123 a resolution that, if approved, would authorize the Mayor to execute an addendum to the agreement between the City of Northglenn and Northglenn Historic Preservation Foundation Inc for the Stonehocker Pole Barn Project in the amount for \$40,000.00.

**STAFF REFERENCE**

Brook Svoboda, Director of Planning and Development [bsvoboda@northglenn.org](mailto:bsvoboda@northglenn.org) or 303.450.8937

**ATTACHMENTS**

ATTACHMENT 1 CR-123  
ATTACHMENT 2 FIRST ADDENDUM TO THE AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND THE NORTHGLENN HISTORIC PRESERVATION FOUNDATION, INC. (with / EXHIBIT A)

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-123  
Series of 2012

\_\_\_\_\_  
Series of 2012

A RESOLUTION APPROVING THE FIRST ADDENDUM TO THE AGREEMENT BETWEEN THE CITY OF NORTHGLENN AND THE NORTHGLENN HISTORIC PRESERVATION FOUNDATION, INC.

WHEREAS, the City of Northglenn (the "City") and the Northglenn Historic Preservation Foundation, Inc. (the "Foundation") entered into an Agreement dated October 13, 2008 (the "Original Agreement"), by which the Parties agreed to certain covenants, rights and obligations related to the Stonehocker Park Site and the Stonehocker Farm House; and

WHEREAS, the Parties desire to supplement the covenants, rights and obligations set forth in the Original Agreement by execution of this First Addendum, attached hereto as **Exhibit 1**, for the purposes of constructing a Pole Barn on the Site.

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

Section 1. The First Addendum to the Agreement between the City and the Foundation, attached hereto, in an amount not to exceed Forty Thousand Dollars (\$40,000.00) for the Stonehocker Pole Barn Project is hereby approved and the Mayor is authorized to execute same on behalf of the City.

DATED, at Northglenn, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

\_\_\_\_\_  
JOYCE DOWNING  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
JOHANNA SMALL, CMC  
City Clerk

\_\_\_\_\_  
COREY Y. HOFFMANN  
City Attorney

FIRST ADDENDUM TO THE AGREEMENT BETWEEN THE CITY OF NORTHGLENN  
AND THE NORTHGLENN HISTORIC PRESERVATION FOUNDATION, INC.

This First Addendum to Agreement (the "First Addendum") by and between the City of Northglenn, Colorado, a Colorado home rule municipality (the "City"), and the Northglenn Historic Preservation Foundation, Inc. (the "Foundation") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012. The City and the Foundation may also collectively be referred to as the "Parties."

WHEREAS, the City and the Foundation entered into an Agreement dated October 13, 2008 (the "Original Agreement"), by which the Parties agreed to certain covenants, rights and obligations related to the Stonehocker Park Site and the Stonehocker Farm House; and

WHEREAS, the Parties desire to supplement the covenants, rights and obligations set forth in the Original Agreement by execution of this First Addendum.

NOW, THEREFORE, based upon the mutual covenants and promises as set forth herein below, the amount and sufficiency of which is hereby acknowledged, the City and the Foundation agree as follows:

1. Additional Obligations of the City. In consideration for the activities set forth in Section 2, the City agrees to provide to the Foundation the amount not to exceed Forty Thousand Dollars (\$40,000.00) (the "Pole Barn Funds") in exchange for the agreement by the Foundation to construct a pole barn on the Stonehocker Farm Site based on the specifications set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Project").

2. Additional Obligations of the Foundation. The Foundation agrees to cause the Project to be constructed with the Pole Barn Funds. The scope of the Foundation's obligations shall include any design, construction and construction management necessary to complete the Project in accordance with the specifications set forth in **Exhibit A**, attached hereto and incorporated herein by this reference, said Project to be completed no later than April 24<sup>th</sup>, 2013.

3. The Original Agreement is in full force and effect and is hereby ratified by the City and the Foundation. The original Agreement and this First Addendum constitute all of the agreements between the City and the Foundation. None of the provisions of the Original Agreement and the First Addendum may be amended, modified, or changed, except by written amendment hereto.

IN WITNESS WHEREOF, the parties hereto each herewith subscribe the same.

**CITY OF NORTHGLENN, COLORADO**

\_\_\_\_\_  
Joyce Downing, Mayor

ATTEST:

\_\_\_\_\_  
Johanna Small, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Corey Y. Hoffmann, City Attorney

**NORTHGLENN HISTORIC PRESERVATION  
FOUNDATION, INC.**

By: \_\_\_\_\_  
\_\_\_\_\_, President

ATTEST:

\_\_\_\_\_



**Z Building Systems**

1515 Pintail Bay Windsor CO 80550

## **EXHIBIT A**

**Proposal Date: 10/23/2012**

**Proposal For: Stonehocker Historical Park**

**Address: 10950 Fox Run Parkway, Northglenn CO**

**The pole barn will be:**

- 32'x48'x12' sides with clearance to base girt of approximately 12'
- The metal will be a 29 gauge roof utilizing 3" "Tif Rib" Steel. The Steel roof will be applied with coated screws and will be covered with a 40 year warranty against peeling, chipping or cracking.
- One 36"x36" copula with fake louver sides and standard trim kit. The weather vain to be picked from a standard selection as per attached.
- Engineered Trusses at 4' on center with a 6/12 pitch and bolted with two 1/2" bolts at the posts. Center trusses will be supported by a two 2"x12" header system.
- The snow load will be 30 lbs. per square foot and will sustain wind bursts of up to 90 miles per hour for a minimum of three seconds.
- Soffits will be 16" on four sides extending at each end with an 8"x 10' section centered in the gable.
- Girts will be 2"x6" and spaced at 16" on center with the base plate being treated lumber.
- Posts will be Timber Technology posts as per attached specifications.
- Walls to be Hardi board using 4'x10'x 5x16" sheets with 4/4x3" truwood bats to provide a popular look in the 1900's.
- Posts will be 8' oc and treated at the base to extend 42" into the ground to sit on an 8"x10" pad.
- There will be one 3'0 metal person door and one 10'x12' slider door consisting of two double 5'x12' doors (see attached specifications).
- Gutters will be 96' Five inch gutters and 80' of 3"x4" down spouts using hidden hangers on two foot centers as fastener.
- Floor will be brought to foundation level with ¾" – 1" road base and barn will allow for a future concrete pad of 4".
- Engineered prints for city permitting.
- All material, delivery, installation and liability insurance included.

**Options:**

**(Not included in base price)**

**-Concrete forming and finishing \$2.80 a square foot.**

**- A second 3'0 door to include framing, door, installation and metal trim- \$350.00**

**-One additional bay – \$2097.00**



## Building Systems

1515 Pintail Bay Windsor CO 80550

### Exclusion:

1. Survey or locating of property pins
2. Acts of nature and weather conditions
3. Changes made by building engineering
4. Any water or plumbing
5. Electrical service to building
6. Locates of underground owner install impediments

### Base Price:

**\$ 31,697.00**

This bid is good for 7 days from the date of this proposal.

Again thank you for the opportunity.

Chuck Zapf

# Stronger Than Nailed or Solid Posts



MSR 1650fb  
SPF Uppers

Titan Timbers consist of #1 SYP on the lower end of the column, pressure-treated to .60 for below-ground contact, and machine stress-rated 1650fb SPF on the above-ground end of the column.

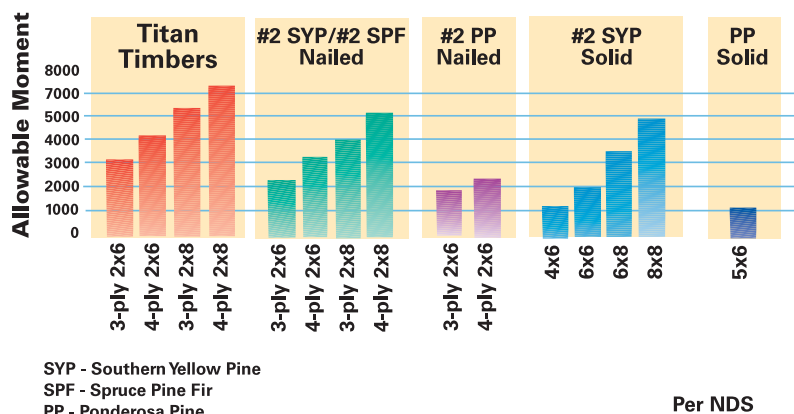
Timber Technologies manufactures glue-laminated columns to the highest standards, to provide you with a straighter, stronger and more predictable column. (Check the chart below or visit [www.timber-technologies.com](http://www.timber-technologies.com) for more information.)

## INSEPARABLE MACHINING

Finger-jointed and glued timbers resist individual ply separation and movement, assuring that every column withstands warping and twisting.

- 50 Year Limited Warranty
- Manufactured to the Highest Standards
- Available in Multiple Plys of 2"x4", 2"x6", 2"x8" and 2"x10"
- 100% usable on job site — no sorting needed.
- Technical support and sizing of Titan Timbers available
- Withstands warping and twisting for greater construction ease
- Higher design values than nailed columns, per NDS "2005"
- Glue-Lam beams that outperform LVL available up to 62' for rafters and headers

## Titan Timbers are Stronger



Available in 3-ply or 4-ply columns 2x6 and 2x8

#1 SYP .60 CCA for ground contact

50 Year  
Limited  
Warranty





Timber Technologies uses SPF uppers which provide the best strength-to-weight ratio for the building trade. Tool and machine friendly, SPF uppers cut, screw, nail and notch quicker and easier, **to save you time and money.**

Timber Technologies uses #1 SYP lowers for their superior treatability. Permanent two-part Phenol Resorcinol adhesive is cured under 120 psi pressure. No mechanical fasteners are needed to secure a Titan Timber. Total face gluing resists individual ply separation, assuring that every column withstands warping and twisting.

*From on-site delivery to ease of installation, Titan Timbers are guaranteed to be standing straight and tall.*



## Timber Technologies LLC

106 Bremer Ave., Colfax, WI 54730  
Phone: 715-962-4242 Fax: 715-962-4193  
[www.timber-technologies.com](http://www.timber-technologies.com)



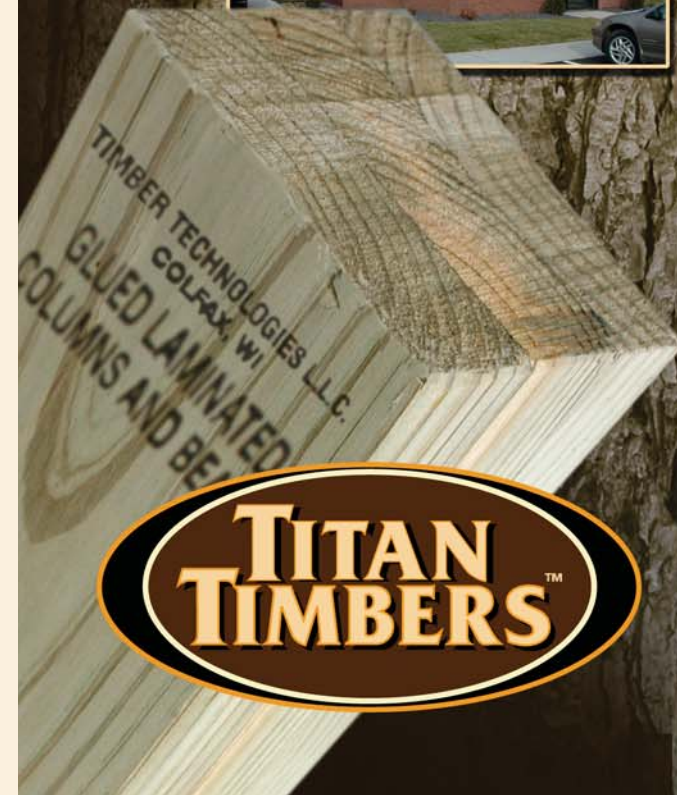
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- Machine Sheds
- Suburban Garages
- Commercial Buildings
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- Turkey Barns
- Airplane Hangers
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# GLUE-LAM







# TIMBER TECHNOLOGIES LLC

106 BREMER AVENUE  
COLFAX, WISCONSIN 54730  
715 962 4242

## GLUE LAMINATED COLUMN SPECIFICATION SHEET MANUFACTURED FROM #1 SYP LOWERS AND SPF MSR UPPERS

### Section Properties

COLUMN	DIMENSIONS	Area (in <sup>2</sup> )	X Axis Section Modulus (in <sup>3</sup> )	X Axis Moment of Inertia (in <sup>4</sup> )
3-ply 2x6	4.13" x 5.38"	22.2	19.9	53.4
4-ply 2x6	5.50" x 5.38"	29.6	26.5	71.2
5-ply 2x6	6.88" x 5.38"	37.0	33.1	89.0
3-ply 2x8	4.13" x 7.13"	29.4	34.9	124.3
4-ply 2x8	5.50" x 7.13"	39.2	46.5	165.8
5-ply 2x8	6.88" x 7.13"	49.0	58.2	207.2

### Column Design Values

Design Values in psi from NDS Tables 4B and 4C

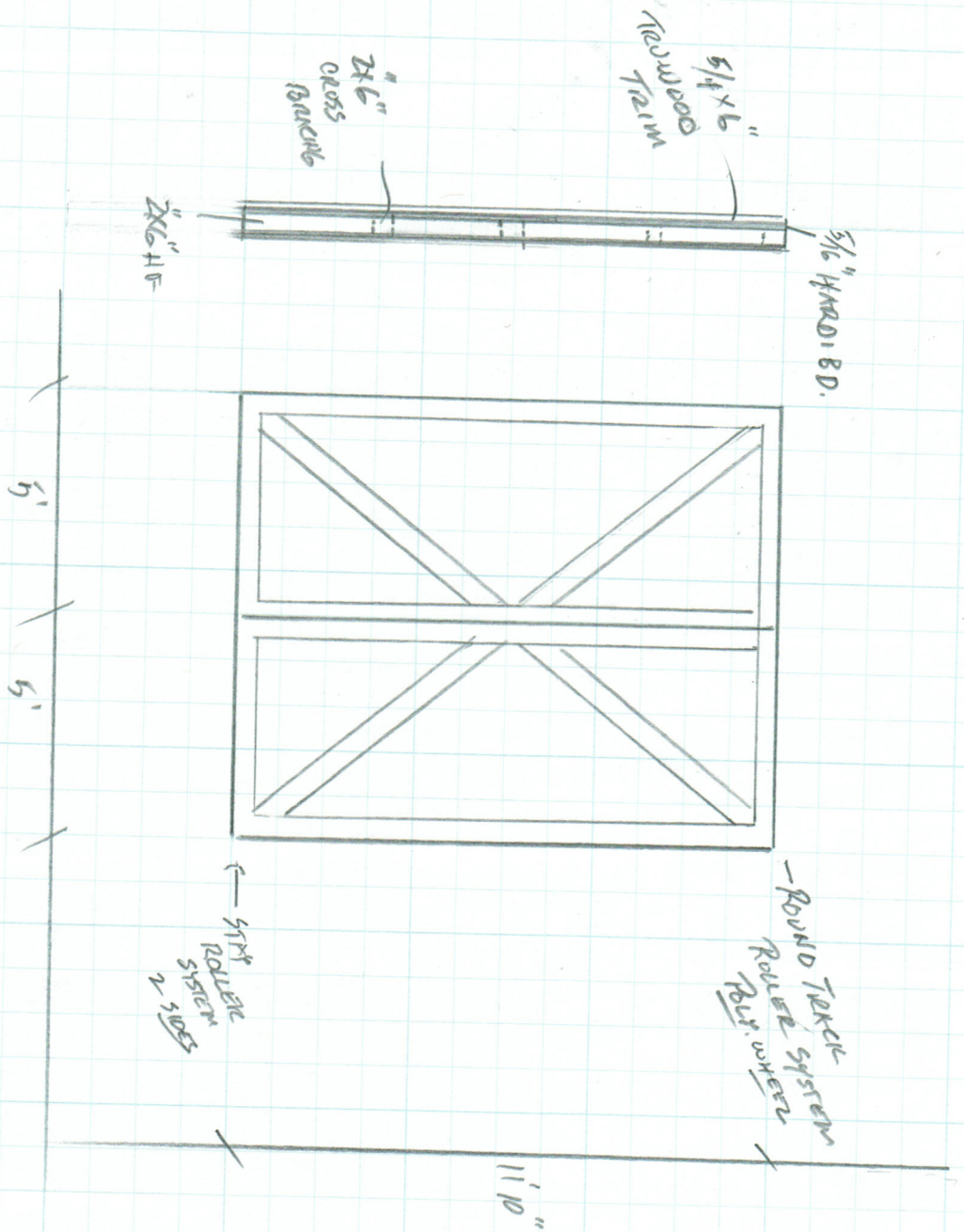
Members	Species and Commercial Grade	Bending $F_b$ <sup>1,2</sup>	Compression Parallel to Grain $F_c$ <sup>2</sup>	Modulus of Elasticity E	Shear Parallel to Grain $F_v$ <sup>2</sup>
2x6 Treated Base	SYP #1	1650 <sup>1,2</sup>	1,750 <sup>2</sup>	1,700,000	175 <sup>2</sup>
2x6 Upper	SPF 1650f-1.5E	1650 <sup>1,2</sup>	1,700 <sup>2</sup>	1,500,000	135 <sup>2</sup>
2x8 Treated Base	SYP #1	1500 <sup>1,2</sup>	1,650 <sup>2</sup>	1,700,000	175 <sup>2</sup>
2x8 Upper	SPF 1950f-1.7E	1950 <sup>1,2</sup>	1,800 <sup>2</sup>	1,700,000	135 <sup>2</sup>

*\*Higher strength lumber may be substituted to fit design requirements\**

#### Notes:

1. The Bending Design Value  $F_b$  may be multiplied by  $C_r = 1.15$  (repetitive member factor) for all columns having three or more laminations (NDS §4.3.9).
2. For Allowable Stress Design, the Load Duration Factor ( $C_D$ ) increase can be applied to the Design Values for bending ( $F_b$ ), shear ( $F_v$ ), and parallel compression ( $F_c$ ). Load Duration Factor when Wind or Seismic loads are included is 60% ( $C_D = 1.6$ ) and when Snow is included but not Wind nor Seismic, adjustment is 15% ( $C_D = 1.15$ ).
3. Base members are treated to .60 CCA for ground contact (50 year Warranty against insect damage and decay)
4. Notations:
  - NDS – National Design Specification for Wood Construction, 2005 Edition. This is an ANSI standard adopted as part of most building codes, including the International Building Code.
  - SPF-Spruce-Pine-Fir
  - SYP- Southern Yellow Pine
  - 1650f or 1950f – Bending Rating for Machine Stress Rated Lumber
5. Other adjustments and design considerations may apply to the column, depending on the application. A competent design professional should verify the accuracy, suitability, and applicability of the column design considerations before using the column design values for any general or specific application.

For technical assistance or member sizing call 715-962-4242 or fax 715-962-4193.



Northwestern Association

SOCIETY