

**PLANNING DEPARTMENT
MEMORANDUM 12-5**

DATE: February 23, 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*
Shawn Cordsen, Director of Finance
SUBJECT: Authorization to Bid Webster Lake Fence Project

BACKGROUND

The 2012 Capital Project Fund had programmed \$50,000 for fence rehabilitation (repair and paint), identified as the Webster Lake Fence project. The project area included the following:

- Webster Lake on the east side of EB Rains Park from E. 117th Ave to north end of the Park.
- E. 117th Ave from EB Rains Park to Washington Street.
- Village Greens Parks 1 and 2 Perimeter Fence
- Washington Street from E. 117th Ave south to approximately E. 115th Ave.

In November, City staff assessed the project area (3772 lineal feet) to determine a scope of work for the fence rehabilitation. The fence is in various states of deterioration, and will require replacement of pickets, top railing and repairs to gates. In addition, the fence along Washington Street from E. 117th Ave. south to approximately E. 115th Ave. is being recommended for complete removal and replacement.

The standards and specifications from the 2009 Fence project were used for preparing the scope of work for this project. The project will use the same stain color, prep and finish requirements, and will include 3772 lineal feet of fence. Staff has identified 57 gates throughout the project area, 19 are along the 560 lineal feet of Washington St fence (recommended for complete replacement). These 19 gates appear to have been installed at the same time the fence was initially constructed. The remaining 38 gates would appear to be installed by individual property owners at different times. This can be discerned based on the different types of hardware, type of construction and location of the gates.

BUDGET/TIME IMPLICATIONS

The 2012 Capital Project Fund adopted budget for the Webster Lake Fence is \$50,000. Due to the state of deterioration and proposed replacement of the Washington St fence segment (560 lineal feet), Staff has estimated the total project cost of approximately \$117,000 (15% contingency included), requiring an additional \$67,000 be appropriated to the Capital Project Fund to address the additional scope of work. Upon selection of a bidder, Staff will prepare an appropriation amendment to Council concurrent with the recommendation to award the contract to bidder.

The following estimates are based on the actual bid quantity unit pricing from 2009 Fence Project- attached is a copy of the preliminary engineer's estimate. There were no gates in the 2009 project; Staff has added a \$500 allowance to repair/replace each fence. The gate unit price is based on full replacement cost; however, Staff does not believe the majority of the gates will require the \$500, except for Washington St.

The Bid docs have been written to minimize gate costs by incorporating specific conditions that will allow the contractor and Staff to assess each gate and determine the level of required repair before performing work. Please note that the options listed below do not include contingency costs. Staff would recommend a 12%-15% contingency line item above the estimated contract amounts below.

Option 1, Paint Fence only – no repairs to gates: \$44,413

- Minor repairs – posts, pickets and top rail replacement no gates
- Prep and Paint fence
- Washington St fence is not replaced

Option 2, Paint Fence and Gate Repair: \$72,913

- Minor repairs – posts, pickets and top rail replacement
- Prep and Paint fence
- Washington St fence is not replaced
- All 56 gates repaired

Option 3, Paint Fence, No Gate Repair & Replacement of Washington St Fence: \$82,773

- Minor repairs – posts, pickets and top rail replacement
- Prep and Paint fence
- Washington St fence is replaced
- Remaining 38 gates not repaired

Option 4, Paint Fence, Gate Repair & Replacement of Washington St Fence: \$101,773

- Minor repairs – posts, pickets and top rail replacement
- Prep and Paint fence
- Washington St fence is replaced
- Remaining 38 gates are repaired

Project Options	Estimated Cost	Contingency (15%)	Total
Option 1	\$44,413	\$6,661.95	\$51,074.95
Option 2	\$72,913	\$10,936.95	\$83,849.95
Option 3	\$82,773	\$12,415.95	\$95,188.95
Option 4	\$101,773	\$15,265.95	\$117,039.95

Washington St Replace vs. Leave-In-Place breakdown:

- The estimated cost to repaint fence and repair gates is \$27,140.00
 - Repaint \$8,140
 - Repair Gates \$19,000
 - Life expectancy of fence 2-3 years
- The estimated cost to replace the fence is \$56,000
 - Fence life expectancy 20+ years
 - Paint life expectancy 5-7 years
 - Estimate includes installing gates from existing locations.
- The table below demonstrates the financial implications in 2011 dollars and does not take into account inflation.

Options	Repaint 4x over 20 yr period.	Replace fence	Total Capital Investment over 20 yr period
Repaint	\$32,560	\$56,000	\$88,580
Repaint & Repair Gates	\$51,560	\$56,000	\$107,560
New Fence	\$24,220	\$56,000	\$80,420

Staff's preferred option is Option 4 with a 12%-15% contingency for a total estimated project cost of \$117,038.

RECOMMENDATION

Staff recommends the following motion for Council's consideration::

A MOTION TO AUTHORIZE STAFF TO ISSUE AN INVITATION FOR BID FOR THE 2012 WEBSTER LAKE FENCE PROJECT WITH THE CONDITION THAT UPON RETURNING TO COUNCIL FOR RECOMMENDATION TO AWARD OF CONTRACT, STAFF WILL PROVIDE A BUDGET AMENDMENT APPROPRIATION IN THE AMOUNT WHICH MATCHES THAT OF THE SELECTED BID AND CONTINGENCY IN EXCESS OF THE CURRENT BUDGETED AMOUNT.

STAFF REFERENCE

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120th Ave.

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Washington Street

E. 117th Ave.

0 105 210 420
Feet

