

**PUBLIC WORKS DEPARTMENT MEMORANDUM  
#61-2018**

**DATE:** October 22, 2018  
**TO:** Honorable Mayor Carol Dodge and City Council Members  
**THROUGH:** Heather Geyer, City Manager *hmg*  
**FROM:** Kent Kisselman, PE - Interim Director of Public Works *KAK*  
Nathan Haasis, PE Civil Engineer II *NLH*  
**SUBJECT:** Ralston House Update

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**PURPOSE**

The City Project Team will provide an update to Council on the Ralston House project status at the end of every month. This is the September 2018 update.

**BACKGROUND**

The Ralston House Children’s Advocacy Center is currently providing services in an outdated and undersized facility located near the Northglenn Water Treatment Plant (WTP). The proposed new facility will be located adjacent to the old facility.

The Ralston House Construction Team:

- o City of Northglenn, Owner’s Rep
- o Eidos Architects, architecture and engineering
- o Himmelman Construction Inc., construction contractor

**PROJECT UPDATE**

During the months of September/October the contractor is working on grading the site and will continue for next few weeks. The demo of the existing Ralston house has begun and will be completed this month. Interior work including flooring, casework, and painting are currently underway.

**BUDGET/SCHEDULE IMPLICATIONS**

No measurable construction delay.

**CONTINGENCY/CHANGE ORDERS**

The recent contingency log and change order items this month are shown **in yellow highlight**.

***Contingency Log***

1	Sanitary Sewer Relocation	\$8,957
2	Redesign Sanitary Sewer	\$600
3	Owner’s Protective Insurance	\$8,987
4	Timber Guard Fascia	\$680
5	Additional Construction Administration	\$6,340
6	Xcel - New Gas Service	\$6,141
7	Xcel - Remove Existing Gas Service	\$2,969
8	Xcel - Remove Electric Facilities	\$1,145
9	Xcel - Remove Electric Service	\$161
10	Steel Tariff Charge	\$2,688
11	Hardi Flashing @ Windows	\$877
12	Add IT & Security	\$4,492

13	Duct Re-route @ Access Hatch	\$3,470
14	Fire Rated Assembly	\$21,334
15	Demolition Contractor	\$10,322
16	CTL Thompson – Materials Testing	\$9,841
<b>Total Contingency Authorized</b>		<b>\$89,004</b>
<b>Construction Contingency</b>		<b>\$165,070</b>
<b>Remaining Construction Contingency</b>		<b>\$76,066</b>

**STAFF REFERENCE**

If Council members have any comments or questions they may contact Kent Kisselman, 303.450.4005, [kkisselman@northglenn.org](mailto:kkisselman@northglenn.org).