

**PUBLIC WORKS DEPARTMENT  
MEMORANDUM #2018 – 43**

DATE: July 23, 2018  
TO: Honorable Mayor Carol Dodge and City Council Members  
FROM: Robert Webber, MBA, Acting City Manager *rw*  
SUBJECT: **Council Discussion Item**  
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 July 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The Ralston House Children’s Advocacy Center is currently providing services in an outdated and undersized facility located near the Northglenn Water Treatment Plant (WTP).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. Once the new Ralston House is operational the old facility will be demolished.

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 month of June/July the contractor has completed interior/exterior framing and will continue working on roofing and HVAC/MEP work while completing drying in of the building. Exterior masonry work has begun.

**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            |
| Total Contingency Authorized              |                              | <b>\$19,224</b>  |
| <b>Construction Contingency</b>           |                              | <b>\$165,070</b> |
| <b>Remaining Construction Contingency</b> |                              | <b>\$145,846</b> |

**STAFF REFERENCE**

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Ralston House Development Project  
June 25, 2018

**ATTACHMENTS**  
None