PUBLIC WORKS DEPARTMENT MEMORANDUM #2018 – 07

DATE:

January 22, 2018

TO:

Honorable Mayor Carol Dodge and City Council Members

FROM:

James A. Hayes, AICP, City Manager

David H. Willett, Director of Public Works

James S. May, Chief of Police

SUBJECT:

Council Discussion Item
Ralston House Update

PURPOSE

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

BACKGROUND

The Ralston House Children's Advocacy Center is currently providing services out of the outdated facility located at the Northglenn Water Treatment Plant (WTP).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.

GRANT APPLICATIONS

Grant Application #1: Ralston House (RH) staff coordinated the formal application for a Department of Labor Affairs (DOLA) Energy Impact Grant with the City of Northglenn, which shall serve as the official applicant. The application was submitted in January. In April the RH staff and City staff attended the grant hearing and presented the Ralston House project to the advisory committee. Unfortunately, DOLA did not approve the grant for the Ralston House.

Grant Application #2: Gates Family Foundation – Earlier in the year GFF awarded \$25,000 to the RH project. The grant money will be received after ground breaking.

Grant Application #3 Boettcher Foundation – Recently BF awarded \$35,000 to the RH project. The grant money will be received after ground breaking.

No additional information on the grants at this time.

Also note - Metro Landscaping has agreed to donate up to \$100,000 in land scape services.

PROJECT UPDATE

Design Update – The RH civil design package has been approved. No changes from December update.

Cost Update – The architect (Eidos Architects PC) provided an opinion of cost in September 2016. The total project cost at that time was estimated at \$1,700,000. Staff has received an updated opinion of cost for the project in conjunction with the aforementioned minor design change. The update opinion of cost (design and construction) totals \$1,855,783. Approximately an 8% increase. No changes from December update.

Ralston House Project January 22, 2018

Schedule Update – The amended IGA has been approved by all municipal parties.

- Wednesday, October 11, 2017 Invitation for Bid Issuance
- Wednesday, October 25, 2017 Mandatory Pre-bid Conference
- Wednesday, November 8, 2017 Information/Question Period Ends
- Wednesday, November 15, 2017 Addendum Issuance
- Wednesday, December 6, 2017 Bid Submission Deadline
- Friday, December 22, 2017 Invoices sent to municipal parties (net 30 terms)
- Monday, February 12, 2018 Anticipated Contract to City Council
- February anticipated Notice to Proceed
- March anticipated ground breaking

RH Payment Update – The information shown below was current as of the authoring of this memorandum. Payment received shown in yellow.

Municipal Party	Amount (\$)	Payment Received
Adams County	493,394	no
Aurora	83,201	no
Brighton	123,455	no
Broomfield	176,578	yes
Commerce City	125,265	no
Federal Heights	33,335	yes
Northglenn	62,152	yes
Thornton	279,438	no
Westminster	301,752	no

Construction Update – The RH construction bids were received December 6th. The low bid was submitted by **Himmelman Construction** in the amount of **\$1,359,500**. A total of four bids were received with the high bid of \$1,695,605.

BUDGET/TIME IMPLICATIONS

City Council approved an appropriation of \$280,000 in the 2017 Capital Projects Fund of which \$37,798 will be the City share of the construction in the IGA. The 1st amendment to the Phase 2 IGA will incorporate the current opinion of probable cost, and will include a revised Northglenn cost estimated at \$62,152.

The balance of the appropriated funds are set aside to cover site preparation work and other costs associated with the project that are the sole responsibility of Northglenn. Any unused funds after completion of the project will be left in the Capital Projects Fund and may be redirected to other projects as appropriate.

RECOMMENDATION

None, information only.

STAFF REFERENCE

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ATTACHMENTS

No attachments