

**PUBLIC WORKS DEPARTMENT MEMORANDUM  
#71-2018**

**DATE:** November 26, 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 *KHK*  
Nathan Haasis, PE Civil Engineer II  
**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 October/November 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The Ralston House Children's Advocacy Center is currently providing services in an outdated and undersized facility located near the Northglenn Water Treatment Plant (WTP).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:

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

**PROJECT UPDATE**

During the months of October/November the contractor completed the demolition of the existing Ralston House, placed concrete curb & gutter, sidewalks, and the asphalt parking lot. Punch list walks have begun on the interior of the building with exterior and civil punches to follow in the next few weeks. It is expected for Ralston House to begin moving furniture into the building at the end of November.

**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	\$10,198
17	RI 47 – IT Door Change	\$1,832
18	RFI 34 – Reroute Electrical to Existing Transformer	\$27,043
19	Rubber Base 6" from 4" Base	\$1,785
20	Demolition Permit and Environmental	\$2,625
21	Fencing – Cedar Privacy Fence	\$1,130
22	Add Exhaust Fan to IT Closet	\$2,069
23	RFI 55 – Light Fixture @ Storage 122	\$148
24	Hardware Replacement @ Door 100	\$174
25	Add Time Clock Control to Outside Air Damper	\$730
*As of 11/15/2018		
<b>Total Contingency Authorized</b>		<b>\$126,897</b>
<b>Construction Contingency</b>		<b>\$165,070</b>
<b>Remaining Construction Contingency</b>		<b>\$38,174</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).