PUBLIC WORKS DEPARTMENT MEMORANDUM # 2016 – 49

DATE:

July 25, 2016

TO:

Honorable Mayor Joyce Downing 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 Study Session

Northglenn Justice Center (NJC) Design Update

BACKGROUND

The City Project Team provides an update to Council on design and project status of the Northglenn Justice Center at the end of every month. This is the July 2016 update.

DISCUSSION

Project Cost Update: No changes to design budget. The current Architect's working estimate for the building is attached. Becuase it has been a month since the last update to Council, it may be useful to review some of the earlier discussion.

- It was confusing and inefficient to use multiple estimates (the original program, the Architect's estimate, the City's own tracking sheets, etc.). Staff recommended using the Architect's working estimate as the single document to provide updates to Council until early 2017 when a guaranteed maximum price will be established by the selected CMAR contractor. The first Architect's estimate was provided to Council at the June 13 Session.
- Although the Architect originally intended his working estimate to be an internal control used to keep the design within budget, we informed him that we were going to use it for public updates, and that we wanted to ensure that all possible costs were included up front, so we would not be surprised by a gradual increase as previously unaccounted costs began to appear. We also requested he use a cost "range" rather than a single price point, in order to establish a conservative position, and again, avoid unexpected increases.
- Because this is a working document during an active design, there will be fluctuations as
 the design matures. Between the previous estimate (May 17) and this estimate (July 11),
 the high end of the cost estimate has dropped by nearly \$900K, from \$22.7M to \$21.8M.
- There are several items that are not included in the working estimate, but they are included in the summary table below. The price of the A/E design service is not included, and the cost of the Community Center Drive work is outside of the project's scope; it is a supporting project. However, Staff has included those costs in order to provide Council the best current estimate of the full cost for the entire program.

• Total Program budget currently:

Architect's Estimate (high range):	\$19,207,115
FFE (high range):	\$1,488,391
Permits/Fees/Testing (high range):	\$230,485
Owner's Contingency 5% (high range):	\$960,356
NIC Design Face (Design and Continuous)	¢0 171 246
NJC Design Fees (Design and Contingency):	\$2,171,346
Community Center Drive project:	\$750,000
Total Program (high range):	\$24,807,694

• Following the conclusion of the Design Development Phase, a third party estimator will provide an independent assessment of the Architect's working estimate. Our goal is to bring the total building project cost below \$18M, rather than the high-end \$19.2 cost indicated above. This is approximately in the middle of the Architect's cost range, so it is a realistic objective, and it would keep the total program cost below \$23M. If the independent estimate shows a significantly higher cost, the City will initiate another round of cost cutting prior to directing the Architect to proceed to Construction Document production.

Project Design Update: 100% Design Development scheduled for July 25, 2016.

Project Schedule Update:

- Design Development 100% July 25, 2016.
- Design Reviews Aug 2-3 (Feedback to 100% Design Development), then Aug 17-19
- Open House Aug 18, 6:00 PM
- Construction Documentation (95%) Anticipated end of Q4 2016.
- CMAR Addendum #1 Guaranteed Maximum Price Anticipated end of Q1 2017.

Construction Contractor Procurement:

- RFP posted June 14, 2016.
- Pre-solicitation conference conducted June 23, 2016.
- Q&A's received through July 12; Addendum issued July 19
- Bids due August 2, 2016.

Northglenn Justice Center July 25, 2016

RECOMMENDATION

None, information only.

STAFF REFERENCE

Steve Grace, PE, Operations Manager <u>sgrace@northglenn.org</u> 303.450.4077

ATTACHMENTS

Attachment 1 – Architect's current working estimate.

								Cost Analysis
HOEFER WYSOCKI Architecture								Project: Northglenn Police Project Number: 158221 Date: 7-11-16
AREA DESCRIPTION	QUANTITY (AREA)	UNIT	LOW RANGE	HIGH RANGE	LOW TOTAL	AVERAGE TOTAL	HIGH TOTAL	REMARKS
POLICE HEADQUARTERS								47,778
NEW BUILDING SHELL SPACE Storage Shell	0	SF	50.00	60.00	\$0	\$0	\$0	SQUARE FEET
First Floor Shell Second Floor Shell Enhanced Shell Premium	24463 23325 4970	SF SF SF	80.00 90.00 25.00	100.00 110.00 35.00	\$1,957,040 \$2,099,250 \$124,250	\$2,201,670 \$2,332,500 \$149,100	\$2,446,300 \$2,565,750 \$173,950	
Balcony Shell Pitched Roof Premium	730 14500	SF SF	120.00 10.00	140.00 15.00	\$87,600 \$145,000	\$94,900 \$181,250	\$102,200 \$217,500	
Structural Grade Slab Premium Deep Foundation Premium	24463 24463	SF SF	26.00 14.00	32.00 18.00	\$636,038 \$342,482	\$709,427 \$391,408	\$782,816 \$440,334	
New Shell Subtotal 10% Design Contingency					\$5,391,660 \$539,166	\$6,060,255 \$606,026	\$6,728,850 \$672,885	Cost SF
NEW SHELL TOTAL TENANT FINISH					\$5,930,826	\$6,666,28 <mark>1</mark>	\$7,401,735	\$139.53
Interiors Enhanced Interiors	27106 3299	SF SF	40.00 50.00	50.00 65.00	\$1,084,240 \$164,950	\$1,219,770 \$189,693	\$1,355,300 \$214,435	
Premium Interiors Detention Interiors Enhanced Durability Premium	6061 1729 11800	SF SF SF	65.00 80.00 6.00	80.00 100.00 10.00	\$393,965 \$138,320 \$70,800	\$439,423 \$155,610 \$94,400	\$484,880 \$172,900 \$118,000	lower level only
Restrooms Storage	2956 6817	SF SF	55.00 15.00	65.00 25.00	\$162,580 \$102,255	\$177,360 \$136,340	\$192,140 \$170,425	one. Is to the
Tenant Finish Subtotal 10% Design Contingency					\$2,117,110 \$211,711	\$2,412,595 \$241,260	\$2,708,080 \$270,808	Cost SF
TENANT FINISH TOTAL					\$2,328,821	\$2,653,855	\$2,978,888	\$55.55
BUILDING SYSTEMS Mechanical System Electrical System	47778 47778	SF SF	40.00 18.00	47.00 22.00	\$1,911,120 \$860,004	\$2,078,343 \$955,560	\$2,245,566 \$1,051,116	
IT System Plumbing System	47778 47778	SF SF	3.00 7.00	4.00 9.00	\$143,334 \$334,446	\$167,223 \$382,224	\$191,112 \$430,002	
Fire Protection System New Electrical Service	47778 1	SF EA	2.50 50,000.00	3.50 60,000.00	\$119,445 \$50,000	\$143,334 \$55,000	\$167,223 \$60,000	
New Fire Protection Service New Water Service New Sanitary Service	1 1	EA EA EA	20,000.00 25,000.00 15,000.00		\$20,000 \$25,000 \$15,000	\$22,500 \$30,000 \$20,000		
New Gas Service New Generator	1 1	EA EA	20,000.00 450,000.00	25,000.00	\$20,000 \$450,000	\$22,500 \$22,500 \$525,000	\$25,000 \$25,000 \$600,000	
	47778	SF	18.00	20.00	\$860,004	\$907,782	\$955,560	
Building Systems Subtotal 10% Design Contingency TENANT FINISH TOTAL					\$4,808,353 \$480,835 \$5,289,188	\$5,309,466 \$530,947 \$5,840,413	\$5,810,579 \$581,058 \$6,391,637	
SUB-TOTAL					\$13,548,835	\$15,160,548	\$16,772,260	
Project Contingencies 0% Escalation Contingency (4% per year) 0% Regional Contingency					\$0 \$0	\$0 \$0	\$0 \$0	verification required
0% Rock/Soil/Utility Contingency HEADQUARTERS TOTAL					\$0 \$13,548,835	\$0 \$15,160,548	\$0	
POLICE SITE WORK								
SITEWORK Parking (200)	62400	SF	3.50	4.00	\$218,400	\$234,000	\$249.600	300 sf/stall
Drives HD Asphalt Upgrade	20640 23520	SF SF	3.50 1.00	4.00 1.50	\$72,240 \$23,520	\$77,400 \$29,400	\$82,560 \$35,280	
Parking Canopies Site Development (6 acres) Plaza	7704 151950 20200	SF SF SF	40.00 2.00 4.00	50.00 3.00 5.00	\$308,160 \$303,900 \$80,800	\$346,680 \$379,875 \$90,900	\$385,200 \$455,850 \$101,000	
Site Storm Water Management Underground Detention	1	LS LS	50,000.00 200,000.00	90,000.00 250,000.00	\$50,000 \$200,000	\$70,000 \$225,000	\$90,000 \$250,000	
Soil Removal Site Lighting Tower Masking/Water Deflector	0 103200 1	CY SF LS	10.00 1.00 60,000.00	12.00 1.50 80,000.00	\$0 \$103,200 \$60,000	\$0 \$129,000 \$70,000	\$0 \$154,800 \$80,000	
Retaining Walls Fencing (6 foot)	4610 1400	SF LF	20.00 50.00	25.00 70.00	\$92,200 \$70,000	\$103,725 \$84,000	\$115,250 \$98,000	fence full site
Security Gates Site Subtotal	48	LF	170.00	220.00	\$8,160 \$1,590,580	\$9,360 \$1,849,340	\$10,560 \$2,108,100	
10% Design Contingency SITE TOTAL					\$159,058 \$1,749,638	\$184,934 \$2,034,274	\$210,810	Cost SF \$42.58
SUB-TOTAL Project Contingencies					\$1,749,638	\$2,034,274	\$2,318,910	
0% Escalation Contingency (4% per year) 0% Regional Contingency					\$0 \$0	\$0 \$0		verification required
5% Rock/Soil/Utility Contingency SITE TOTAL II					\$87,482 \$1,837,120	\$101,714 \$2,135,988	\$115,946 \$2,434,856	Cost SF \$44.71
BASE PROJECT COST RANGE					\$15,385,955	\$17,296,535	\$19,207,115	\$362.02
Furniture Phone System	119 47778	EA SF	4,500.00 2.00	3.00	\$535,500 \$95,556	\$595,000 \$119,445	\$143,334	
Security System Computer System Appliances	47778 47778 1	SF SF LS	2.50 2.00 15,000.00	3.50 3.00 25,000.00	\$119,445 \$95,556 \$15,000	\$143,334 \$119,445 \$20,000	\$167,223 \$143,334 \$25,000	
Police Specialty Equipment Moving Costs	1 1	LS LS LS	275,000.00 275,000.00 20,000.00	325,000.00 325,000.00 30,000.00	\$15,000 \$275,000 \$20,000	\$20,000 \$300,000 \$25,000	\$25,000 \$325,000 \$30,000	
OTHER PROJECT COSTS	4	10		70000				
0.4% Permits and Fees 0.8% Testing and Inspection	1	LS LS	61544 123088	76828 153657	\$61,544 \$123,088	\$69,186 \$138,372	\$76,828 \$153,657	
OWNER CONTINGENCIES 5.0% Construction Contingency	1	LS	769298	960356	\$769,298	\$864,827	\$960,356	
<u> </u>						42.22	**	4-0.40
SOFT COST RANGE TOTAL					\$2,109,986	\$2,394,609	\$2,679,232	\$50.12