



DATE: FEBRUARY 22, 2007

TO: MAYOR AND CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: STAFF REPORT NO. 07-09
2007 WATER TREATMENT PLANT ADMINISTRATION BUILDING

RECOMMENDATION:

That the City Council by Motion:

1. Authorize the Mayor to execute the attached contract between the City of Northglenn and Construction Concepts, Inc., in the amount of \$471,040.00, to provide construction services in connection with the Water Treatment Plant Administration Building;
2. Authorize \$47,104.00 as a 10% contingency and authorize the City Manager, on behalf of the City, to approve minor changes in the scope of work and execute relevant change orders up to the approved expenditure limit of \$518,144.00;
3. Authorize the City Manager to expend funds in the amount of \$10,000, in addition to the original bid amount and contingency, to provide field quality control testing during construction; and
4. Authorize the City Manager to expend funds in the amount of \$25,000 in addition to the original bid amount and contingency, to design and procure a cubicle system for the new administration building.

DISCUSSION:

Project Overview

The purpose of this project is to provide the City of Northglenn (City) plant operations, laboratory and utility field staff with a permanent office facility at the Water Treatment Plant (WTP). The design includes offices, open area for cubicles, a conference room, kitchen, and ADA accessible restrooms. The total estimated cost of the project is \$553,144.00 with anticipated completion in October 2007.

Previous Council Action

On August 10, 2006, the City Council approved Staff Report No. 06-22 that executed a professional services agreement between the City and The Engineering Company (TEC) to complete the design of the WTP Clearwell /Administration Addition. The project included an addition to the existing clearwell and a new administration building for the WTP. The agreement was in the amount of \$93,303.00 for the design of both facilities and the City originally intended to advertise both projects for bid in March 2007.

Background

Soon after the WTP was constructed in the early 1980's, the City furnished a trailer to provide office space for the administration, laboratory and operations staff at the WTP. The trailer remained in service until February 23, 2006, when it was destroyed in a fire originating in the HVAC system.

Immediately following the fire, the City filed a claim with the Colorado Intergovernmental Risk Sharing Agency (CIRSA) to recover the damage to the trailer and all of it's contents. Upon review of the claim, CIRSA awarded the City approximately \$107,000 for all of the property damage. To date, the City has received approximately \$80,000.00 for the settlement from CIRSA.

In order to receive \$26,470 in outstanding insurance monies, an executed agreement and Notice to Proceed must be in place between the contractor and the City of Northglenn by February 23, 2007. It was determined that the best course of action was to split the construction of the administration building and clearwell expansion into two separate bid packages since the design of the administration building was nearly complete. In addition, the administration building does not require construction review by the Colorado Department of Public Health and Environment (CDPHE), and the clearwell expansion is not linked to the CIRSA claim.

Following the decision to bid each component separately, the 2007 Water Treatment Plant Administration Building construction project was advertised for construction on January 19, 2007.

Bidding Results

Construction bids for the administration building were opened on February 9th, 2007 at 2:00 p.m. The City Clerk received nine official bids which are listed in increasing order below:

<u>Contractor</u>	<u>Bid Total</u>
Construction Concepts, Inc.	\$471,040.00
Beaudoin and Papagno Construction Corporation	\$496,900.00
Meyers-Carlisle-Leapley Construction Company	\$504,445.00
SCS, Inc.	\$511,835.00
Breiner Construction Company	\$523,418.00
W.M. Brown Construction	\$536,400.00
White Construction Group	\$544,000.00
Mishler Corporation	\$557,280.00
Glacier Construction	\$704,569.00

The apparent low bidder is Construction Concepts, Inc. with a bid of \$471,040.00. This is approximately 9% below the Engineer's Opinion of Cost of \$519,187.00. Subsequent to the bid open, City staff contacted the submitted references and determined the Contractor's past performance met the City's standards. Results of the reference checks are on file at City Hall. Based on the reference checks and review of the bid documents, City staff recommends that a contract be executed with Construction Concepts, Inc. with a fee of \$471,040.00 and a contingency of 10% for the construction of the 2007 Water Treatment Plant Administration Building. Copies of the bid tabulation and the standard construction agreement are attached.

Construction Testing

The City staff is responsible for the construction inspection of the administration building; however, additional funds are necessary to perform soil and concrete testing for the construction of the administration building. The staff is requesting a testing allowance of \$10,000 to contract with a geotechnical firm to perform the required testing for the building.

Cubicle System

For cost savings purposes, the contractor bids do not include the procurement or installation of the cubicle system in the open space area. As such, the City will be responsible for providing and installing a cubicle system in the space provided in the design. Cubicle quotes were taken from the Multiple Assembly of Procurement Officials (MAPO), a governmental purchasing association, to determine the cost of the cubicle system. The staff is requesting an allowance of \$25,000 to purchase the cubicle system for the administration building.

Total Project Cost

The total project budget is shown below:

Contractor Bid	\$471,040.00
10% Contingency	\$47,104.00
Testing Allowance	\$10,000.00
Cubicle Allowance	\$25,000.00
Total Project Cost	\$553,144.00

Clearwell Project

The design for the second portion of the original project expansion of the clearwell is still ongoing. This expansion is necessary to meet the CDPHE regulations relating to disinfection contact times during peak flows. CDPHE and the City's internal Development Review Committee still need to review and approve the design for the proposed clearwell expansion. The clearwell project is tentatively scheduled for bid advertisement in May 2007.


POLICY CONSIDERATIONS:

This project meets the City Council's Goal of Upgraded City Infrastructure and Facilities.

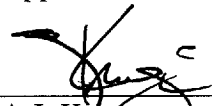
IMPACT ON THE BUDGET:

There is no impact on the General Fund. The 2007 Capital Improvement Budget includes an appropriation of \$600,000 for construction of the Water Treatment Plant Administration Building from the Water and Sewer Fund in account #510.69264.000.3999.724.

Respectfully Submitted:


Kurt Kowar, P.E.
Logistics Center Manager

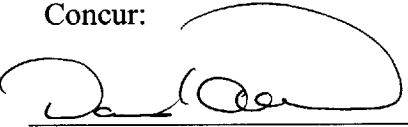
Approved for Submittal:


A.J. Krieger
City Manager

Funding Available:


Brent Worthington
Finance Director

Concur:


David Allen, P.E.
Director of Water and
Environmental Services

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2007 Water Treatment Plant Administration Building
February 22, 2007
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Attachments:

Agreement
Bid Tabulation Sheet

AGREEMENT**PROJECT NAME: 2007 Water Treatment Plant Administration Building****PROJECT NUMBER: 2007-IFB-02 PROJECT MANAGER: Amy Ward**

THIS AGREEMENT, made this ____ day of _____, 20__, by and between the City of Northglenn, hereinafter called "CITY", and Construction Concepts, Inc., hereinafter called "CONTRACTOR".

WITNESSETH: That for and in consideration of the payments and agreements hereinafter mentioned:

1. The CONTRACTOR will commence and complete the project named:

**"2007 Water Treatment Plant Administration Building
2007 IFB-02"**

2. The CONTRACTOR will furnish all of the materials, supplies, tools, equipment, labor supervision, and other services necessary for the completion of the PROJECT described herein.

3. The CONTRACTOR will provide performance and payment bonds and a certificate of insurance naming the City as an additional insured for purposes of said project within 10 days after the date of the NOTICE OF AWARD.

4. The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of \$ 471,040.00, or as shown in the BID schedule. The CONTRACTOR will commence the work within 7 calendar days after the date of NOTICE TO PROCEED. The CONTRACTOR will complete the work within 120 working days after the date of NOTICE TO PROCEED unless the period for completion is extended otherwise by the CONTRACT DOCUMENTS.

5. The term "CONTRACT DOCUMENTS" means and includes all items as set forth in Section 1.01 of the General Conditions.

6. The CITY will pay to the CONTRACTOR in the manner and at such times as set forth in the General Conditions such amounts as required by the CONTRACT DOCUMENTS.

7. This AGREEMENT shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

AGREEMENT - Page 2

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in TWO copies, each of which shall be deemed an original on the date first above written.

CITY:

City of Northglenn

By _____

Name Kathleen M. Novak

Title Mayor

ATTEST:

Name Diana L. Lentz, CMC

Title City Clerk

(SEAL)

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

(SEAL)

ATTEST:

Dawn Kesterke

Name (Please Print or Type)

Title Secretary

CONTRACTOR:

By Marc Dewey

Name Marc Dewey

(Please Type or Print)

Title President

Address 14125 Mead St

Longmont CO 80504



**CITY OF NORTHGLENN
FORMAL BID SUMMARY**

BID NUMBER: 2007 IFB 02

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BID NAME: 2007 Water Treatment Plant Administration building

DEPARTMENT: Logistics

	White Construction Group	SCS, inc	W.M. Brown Construction	Beaudoin & Papagno Construction Corp	Meyers-Carlisle-Leapey Construction Co.
DATE DUE: 02/09/2007	BID RECEIVED: DATE: 2/9/07 TIME: 1:55 pm	BID RECEIVED: DATE: 2/9/07 TIME: 1:38 pm	BID RECEIVED: DATE: 2/9/07 TIME: 1:48 pm	BID RECEIVED: DATE: 2/9/07 TIME: 1:56 pm	BID RECEIVED: DATE: 2/9/07 TIME: 1:35 pm
TIME: 2:00 P.M.					
Administration Building	\$544,000.00	\$511,835.00	\$536,400.00	\$496,900.00	\$504,445.00
Addendum Acknowledged:	yes	yes	yes	yes	yes

[Signature] 2/9/07
Buyer

[Signature]
City Clerk
Deputy

2/9/07
Date



CITY OF NORTHGLENN
FORMAL BID SUMMARY

BID NUMBER 2007IFB02 PAGE 2 OF 3

BID NAME 2007 Water Treatment Plant Administration Building

DEPARTMENT Logistic's

	Construction Concepts, Inc	Glacier Construction	Breiner Construction Co.	Mishler Corporation	
DATE DUE: <u>2/9/2007</u>	BID RECEIVED: DATE: <u>2/9/07</u> TIME: <u>1:55 pm</u>	BID RECEIVED: DATE: <u>2/9/07</u> TIME: <u>1:57 pm</u>	BID RECEIVED: DATE: <u>2/9/07</u> TIME: <u>1:54 pm</u>	BID RECEIVED: DATE: <u>2/9/07</u> TIME: <u>1:54 pm</u>	BID RECEIVED: DATE: TIME:
TIME: <u>2:00 pm</u>					
Administration Building:	\$471,040.00	\$704,569.00	\$523,418.00	\$557,280.00	
Addendum Acknowledged:	yes	yes	yes	yes	

[Signature] 2/9/07
Buyer

[Signature]
City Clerk Deputy

2/9/07
Date