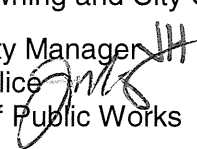




**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 14**

DATE: March 27, 2017

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: James A. Hayes, AICP – City Manager 
James S. May – Chief of Police 
David H. Willett – Director of Public Works 

SUBJECT: **CR – 35**
Northglenn Justice Center (NJC)
Construction Manager at Risk Contract Addendum/Guaranteed Maximum Price

PURPOSE

City Council will be considering a Resolution to approve a contract addendum for a cost plus fee and guaranteed maximum price to construct the Northglenn Justice Center.

BACKGROUND

The Justice Center project was initiated and approved through City Council. The first phase of the project consisted of a *special needs assessment* which was completed in 2014. The second phase of the project focusses on the *architecture and engineering* of the building which began in February 2016.

The building construction manager is being hired through a “*Construction Manager at Risk*” type contract which engages the construction manager during the architecture and engineering phase of the project. The construction manager joined the team in September 2016.

The Team:

- City of Northglenn, owner
- Hoeffter Wysocki Architects (HWA), architecture and engineering
- FCI Constructors, Inc. (FCI), construction manager

CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT

FCI Constructors, Inc., the selected construction manager, has provided the City a **Guaranteed Maximum Price (GMP)** proposal based on the completed construction documents. The **GMP** for the project is the total of all fees and costs paid by the Owner to the CMAR during the construction phase. The GMP includes the following cost components: Cost of the Work, Construction Manager’s Fee, and Construction Manager’s Contingency.

GUARANTEED MAXIMUM PRICE

The GMP will be added to the existing contract (CR-102, 2016) via addendum. The appropriation for the Northglenn Justice Center project is identified in the Capital Projects Fund.

ADDENDUM No. 1/GMP	
Cost of Work	\$18,182,001
Construction Manager’s Fee (3%)	\$578,538 ***
Construction Manager’s Contingency (3%)	\$545,460
Guaranteed Maximum Price	\$19,863,150

****Note the construction manager fee is based on the cost of work, cost of contingency and insurance and bonds; and therefore is a slightly higher dollar value.*

BASE DEVELOPMENT COST

The base development costs to construct the building include: design and construction of the building, owner supplied furniture, fixtures and equipment, and roadway improvements and a new traffic signal.

FCI - GMP	\$19.87
HWA – Architecture and Engineering	\$2.00
FFE (owner)	\$0.60
Road/Traffic Signal	\$0.50
Base Development Cost (estimate)	\$22.97M

SCHEDULE/TIME IMPLICATIONS

Project Schedule Update:

- 📅 January 20th – (early) Construction Documents (50% CD)
- 📅 February 24th – (bid/permit) Construction Documents (75% CD)
- 📅 March 20th – issue Guaranteed Maximum Price (GMP)
- 📅 March 27th – submit GMP to City Council for consideration
- 📅 April 14th – official ground breaking

Financing Schedule:

- 📅 Certificates of Participation (COP's) – February 13th (1st Reading), February 27th (2nd Reading)
- 📅 Closing on COP's – April 12, 2017

Land Use Entitlement Schedule: Planning Commission

- 📅 Final Development Plan (FDP) – March 21th

Notice to Proceed:

- 📅 April 12th

RECOMMENDATION

Staff recommends approval of the Resolution for GMP, including an owner's contingency of 3% (\$595,895).

Attached to this memorandum is a Resolution that, if approved, would,

1. Authorize the Mayor to execute an addendum to the CMAR contract between the City of Northglenn and **FCI Constructors, Inc.** for the Northglenn Justice Center project in the amount of **\$19,863,150**;
2. And authorize the City Manager, on behalf of the City, to approve changes in the scope of work and execute relevant contract addendum up to the approved expenditure limit of **\$595,895**.

STAFF REFERENCE

David H. Willett, MBA, PE – Director of Public Works dwillett@northglenn.org 303.450.8783

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-35
Series of 2017

Series of 2017

A RESOLUTION APPROVING AMENDMENT NO. 1 TO THE CONSTRUCTION MANAGER CONTRACT BETWEEN THE CITY OF NORTHGLENN AND FCI CONTRACTORS, INC. FOR THE NORTHGLENN JUSTICE CENTER PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Amendment No. 1 to the Construction Manager Contract between the City of Northglenn and FCI Contractors, Inc., attached hereto, in the amount of \$19,863,150 with a contingency of \$595,895 for a total amount not to exceed \$20,459,045 for the Northglenn Justice Center Project is hereby approved and the Mayor is authorized to execute same on behalf of the City of Northglenn.

DATED, at Northglenn, Colorado, this _____ day of _____, 2017.

JOYCE DOWNING
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney

CONTRACT AMENDMENT NO. 1
Guaranteed Maximum Price Proposal
Northglenn Justice Center Project #2016-023

Contract Between
Owner and Construction Manager - Cost Plus Fee with an Option for a Guaranteed
Maximum Price

This Contract Amendment No. 1 (Amendment) is made and entered into on the ____ day of _____ 2017, by and between the City of Northglenn (hereafter referred to as the OWNER) and FCI Constructors, Inc. (hereafter referred to as the CONSTRUCTION MANAGER). This is an Amendment to the original Contract between the same entities dated the 26th day of September, 2016. All provisions of the original Contract are included by reference as part of this Amendment. The paragraphs below are the adjustments, revisions, or updates to the original Contract.

ARTICLE 6. CONTRACT PRICE

The follow Sections of Article 6 of the original contract are amended to read as follows:

6.6 The Guaranteed Maximum Price ("GMP"). (Amended Sections)

6.6.1 GMP Established after Execution of the Original Contract.

6.6.1.1.1 The GMP shall be the sum of:

Item	CMAR Contract Article	Costs included in CMAR Contract #2016-126	Costs of GMP Contract #2016-126A
Pre-Construction Fee	6.2	\$48,456	
Cost of Work	6.3		\$18,739,152
Construction Manager Fee	6.4.1	3.0%	\$578,538
Construction Contingency	6.6.1.1.4	3.0%	\$545,460
Total GMP			\$19,863,150

6.6.1.3 Acceptance of GMP Proposal. If Owner accepts the GMP Proposal, as may be amended by Construction Manager, in writing on or before the GMP Proposal Deadline, the GMP and its basis shall be set forth in an amendment to this Contract. The GMP proposal accepted by the Owner for this project is for the amount of Nineteen million eight hundred sixty three thousand one hundred fifty dollars (\$19,863,150.00). A summary of the GMP proposal, including the Cover Letter, Table of Contents and the Contract Price Summary is included as Exhibit A and the supporting documents of the entire GMP proposal by FCI Constructors Inc., dated March 21, 2017 become part of the Contract Documents are included to this Amendment by reference.

Attachments

Exhibit A – Final GMP and Supporting Documentation
Exhibit B – Site Plan
Exhibit C – Building Elevations

In executing this Amendment, Owner and Construction Manager each individually represents that it has the necessary financial resources to fulfill its obligations under this Amendment and referenced Contract, and each has the necessary corporate or other approvals to execute this Amendment, and perform the services described herein.

CITY OF NORTHGLENN, COLORADO

Joyce Downing
Mayor

ATTEST:

Johanna Small, CMC, City Clerk

APPROVED AS TO FORM:

Corey Y. Hoffmann, City Attorney

CONSTRUCTION MANAGER
FCI Constructors, Inc.

By: 
Name: BRYAN HEMEYER
Title: VICE PRESIDENT

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 21 day of MARCH,
20 17 by BRYAN HEMEYER, as VICE PRESIDENT
of FCI CONSTRUCTORS, INC.

Witness my hand and official seal.




Notary Public

My commission expires: _____.

Exhibit A

Northglenn Justice Center

Project Location: 50 Community Center Drive Northglenn, CO 80234
 Estimate Type: GMP
 Project Duration: 17
 Project SF: 45,816
 Estimator: Steve Rademacher

Revision:



Description	Total Cost	\$ per SF
Division 01 GENERAL REQUIREMENTS	\$ 1,454,415	\$ 31.74
Division 02 EXISTING CONDITIONS	\$ 61,258	\$ 1.34
Division 03 CONCRETE	\$ 926,326	\$ 20.22
Division 04 MASONRY	\$ 1,034,030	\$ 22.57
Division 05 METALS	\$ 1,016,391	\$ 22.18
Division 06 WOOD & PLASTIC	\$ 796,165	\$ 17.38
Division 07 THERMAL & MOISTURE PROTECTION	\$ 1,150,025	\$ 25.10
Division 08 DOORS & WINDOWS	\$ 1,401,678	\$ 30.59
Division 09 FINISHES	\$ 1,893,088	\$ 41.32
Division 10 SPECIALTIES	\$ 269,752	\$ 5.89
Division 11 EQUIPMENT	\$ 95,219	\$ 2.08
Division 12 FURNISHINGS	\$ 77,810	\$ 1.70
Division 13 SPECIAL SYSTEMS	\$ 130,500	\$ 2.85
Division 14 CONVEYING SYSTEMS	\$ 81,730	\$ 1.78
Division 21 FIRE SUPPRESSION	\$ 136,038	\$ 2.97
Division 22 PLUMBING	\$ 975,698	\$ 21.30
Division 23 HVAC	\$ 1,566,288	\$ 34.19
Division 26 ELECTRICAL	\$ 2,104,073	\$ 45.92
Division 27 COMMUNICATIONS	\$ 260,452	\$ 5.68
Division 28 ELECTRONIC SAFETY & SECURITY	\$ 209,504	\$ 4.57
Division 31 EARTHWORK	\$ 686,282	\$ 14.98
Division 32 EXTERIOR IMPROVEMENTS	\$ 1,310,992	\$ 28.61
Division 33 UTILITIES	\$ 544,287	\$ 11.88

SUBTOTAL \$ 18,182,001

BUILDING PERMIT & PLAN CHECK FEE	BY OTHERS	\$ -
CONTRACTOR'S CONTINGENCY	3.00%	\$ 545,460
SUBCONTRACTOR DEFAULT INSURANCE	BY FCI	\$ 268,153
GENERAL LIABILITY INSURANCE	BY FCI	\$ 158,905
BUILDER'S RISK INSURANCE	BY FCI	\$ 13,507
PERFORMANCE AND PAYMENT BOND	BY FCI	\$ 116,586
FCI OVERHEAD AND FEE	3.00%	\$ 578,538

ESTIMATE TOTAL: \$ 19,863,150 \$ 433.54

\$ per SF

1. Estimate is based on plans and specifications dated February 23, 2017
2. Clarifications and Exclusions to be included in a separate document.
3. Design Addendum No.1 dated March 9, 2017 is included.

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Page 1 of 2



ALTERNATE SUMMARY

Northglenn Justice Center

Project Location: 50 Community Center Drive Northglenn, CO 80234
 Estimate Type: GMP Revision: 0
 Estimator: Steve Rademacher

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 Project SF 45,816

Description	Total Cost	Status
Alternate 1: Skyfold Operable Partition	\$ 95,481	Accept or Reject
Alternate 2: Parking Canopy Structure	\$ 152,518	Accept or Reject
Alternate 3: Time Lapse Camera	\$ 10,416	Accept or Reject

****All Alternates are ADDs to the base price of the estimate. All fees, and insurances are included.**

4015 CORIOLIS WAY, FREDERICK, CO 80504 (970) 535-4725 (970) 535-4867 Fax

95% Construction Documents

Northglenn Justice Center
Date: 3/20/2017

GMP 95% CONSTRUCTION DOCUMENTS QUALIFICATIONS AND EXCLUSIONS

Our 95% CD estimate for the Northglenn Justice Center project is based on plans and specifications dated 2/23/2017 provided by Hoefer Wysocki Architecture.
This document is intended to compliment the information provided in the detailed estimate.

General Requirements for the Entire Project**Inclusions**

- All pricing is based on an April 2017 start date.
- We have included a 3% Construction contingency, within our estimate. It is understood that the Construction contingency will be carried in order to help protect the project budget through the construction phase and the potential for unknown issues that will arise during construction.
- Our pricing is based on the construction duration of seventeen (17) months.
- All costs are based on standard workweeks of eight (8) hour days, five (5) days per week.
- All materials are assumed to be as stated in the plans, or selected from standard manufacturer's colors if no specification is provided.
- We have included Builders Risk, and General Liability Insurance.
- We have included a Performance and Payment Bond in our estimate.
- In lieu of bonding individual trades, we are carrying Subcontractor Default Insurance.
- Areas within the estimate will have an Allowance, and will be described in more detail in the body of this document.
- The 95% CD's have changed the Seismic Design Category from 'B' to 'C' which may effect several scopes of work, and may be subject to plan review comments not yet incorporated into the drawings.
- Addendum No. 1 dated March 9, 2017 is incorporated into our estimate.

Exclusions

- Design and Engineering Fees
- Entitlement Fees
- Storm Water Fees
- Building Permit and Plan Review Fees

General Requirements Exclusions Continued

- Water Tap Fees
- Sewer Tap Fees
- State, County, and City Tax
- Provisions for Davis-Bacon wages, or any other prevailing wage program.
- Liability for injury or damage from mold, other fungi and/or bacteria.
- Provisions for hazardous materials as defined by OSHA and EPA.
- LEED certification or commissioning.
- Temporary utility costs (Gas, Electric)
- Gas meter
- Relocation of existing electrical and fiber optic underground lines.
- Costs for any plan review comments.

Division 01 – General

Inclusions

- On-Site supervision including full-time Superintendent, and full-time Assistant Super.
- Weekly cleaning, and final cleaning.
- Temporary office supplies, equipment, and communication devices.
- An office trailer has been included for on-site meetings, and work space.
- Temporary enclosed storage of materials, and tools on site.
- Construction fencing around entire perimeter of site with partial privacy screening.
- We have included street sweeping of Community Center Drive during construction.
- Project signage.
- Safety materials, and supervision.
- Operation and Maintenance Manuals, and Owner's Training.
- Site surveying, and base controls for building placement.

Exclusions

- Geotechnical report costs
- Materials testing and inspections
- Fire watch during construction activities before Fire Sprinkler System is working.

Division 02 – Existing Conditions

Inclusions

- Demolition of existing curb & gutter for new drive entries
- Removal of concrete and asphalt from site.

Exclusions

- Environmental study of existing site.
- Removal or relocation of rodents.
- Water removal/pumping.

Division 03 – Concrete

Inclusions

- Building foundation wall at North side of building will be temporarily shored.
- Site foundation pier caps and grade beams for trash enclosure, fence columns, and monument sign.
- 12" void material under foundation walls and structural slab.
- A 15 mil vapor barrier is included.
- Top and bottom rebar mats in structural slab on void.
- Main floor slab on deck with 6 x 6 - 2.1 WWF.
- Roof mechanical well slab on deck.

Exclusions

- Fiber mesh additives to concrete mix.
- Colored, or stamped concrete materials.
- Plastic wrapped void form.
- Reinforcing WWF or rebar in roof mechanical well slab on deck.

Division 04 – Masonry

Inclusions

- Interior ground face/burnished CMU from local manufacturer – Basalite.
- Rounded corners, and top courses of exposed CMU.
- Thin brick veneer at Display 114.
- Exterior brick veneer walls.
- Continental cast stone feature walls, bands, sills, and caps.
- Site: Trash enclosure, fence columns, and monument sign.

Division 04 – Masonry Exclusions

- 100% grouted cells at interior walls other than holding cells.
- Split-Faced CMU.

Division 05 – Metals

Inclusions

- Structural steel, joist and deck.
- Stairways A & B, and Patrol Motorcycle display have stainless steel hand rail and guard rail with stainless steel cable intermediates.
- Steel support framing at overhead door locations.
- We have included safety posts and cable at main floor during steel erection.
- Balcony railing.
- Site handrails, and angle embed at rear of trash enclosure.

Exclusions

- Galvanized structural steel beams and columns.
- Covered canopy parking structure.

Division 6 – Wood & Plastic

Inclusions

- Wood framing will be for substrate, backing, and blocking purposes only.
- Courtroom Clerk's Counter, Judges Stand, and Witness Stand are only faced with wood paneling. The structure will be constructed of light gauge metal studs and drywall.
- Relocation of existing jail cell door. Door will be stripped, weathered, and sealed prior to installation in Display 114.
- Stainless steel casework has been included in Weapons Cleaning, Armory, Crime Lab, Jail corridor, Evidence Intake and Processing areas.
- Book-matching of wood wall paneling.
- 3form acrylic panels.
- Glass display case with wire hung glass shelving.
- AWI Certification labels on casework.

Division 6 – Wood & Plastic Exclusions

- Structural wood, or dimensional wood framing.
- Exterior exposed wood.

Division 7 – Thermal & Moisture Protection

Inclusions

- We have included bituminous fluid waterproofing with drainage mat, and 2" foundation insulation at the vertical foundation walls.
- Pedestal paver system at balconies are 2'x 2'.
- Fluid applied air barrier.
- Standing seam roof, and metal flashings are 24 gauge metal.
- Ice and water shield is included at metal roof application.
- R-30 rigid insulation at TPO covered roof areas.
- Aluminum composite metal panels are 2" depth with ½" vertical and horizontal joints.
- Spray on fireproofing at boiler room section of main mechanical room.
- Pick-resistant caulking at holding cell interiors.
- Caulking at all interior door, and interior storefront openings to drywall.
- Joint sealants at all dissimilar materials on the exterior of building.

Exclusions

- Bentonite waterproofing system at foundation walls.
- 22 gauge metal roof panels, coping cap, and flashings.
- Pick-proof caulking.

Division 8 – Doors & Windows

Inclusions

- Doors/Frames and Hardware per the specifications and schedules.
- Steel overhead sectional doors with 1-row glass windows.
- Automatic door openers at main entrances.
- Aluminum storefront, curtain wall, and all glass walls and doors.
- Exterior glass is to be Viracon Solar Blue VRE-38.
- Level 3 bullet resistant glass.
- Access doors are assumed for access to behind wall/above ceiling plumbing and mechanical.

Division 8 – Doors & Windows Exclusions

- Specialty doors.
- Aluminum and glass overhead doors.
- Wood or stone thresholds.

Division 9 – Finishes

Inclusions

- Security mesh in walls at holding cell areas above ceilings.
- An accelerating agent has been figured for the main floor slab on deck to assist in drying the slab prior to any floor materials being installed.
- Moisture testing of slab.
- Engineered shop drawings have been included.
- Bullet resistant panels at courtroom personnel desk/benches, reception desk, and clerks counter.
- Resinous terrazzo flooring in the patterns and colors per the contract documents.
- Mondo flooring system at physical agility and defensive tactics rooms is a sole sourced product, and will be installed by the manufacturers preferred installer.
- Floor prep including limited grinding of slab for jail area where slab will be sealed only.
- Acoustical ceiling types per Addendum No.1. Rulon Wood Grille, Metal Panel Ceiling are per the contract documents.

Exclusions

- Access flooring.
- Wood flooring.
- Epoxy grout.
- Graffiti resistant coatings.
- Flexible membrane under epoxy flooring.
- Clean room acoustical ceiling systems.
- Special paints or finishes not identified in 95% documents.

Division 10 – Specialties

Inclusions

- Toilet partitions and accessories.
- Interior and exterior signage.

Division 10 – Specialties Inclusions Continued

- Interior fence is assumed to be 7' high with 1" mesh pattern, with 3 ea gates.
- Wall protection and corner guards have been included.
- Fire extinguishers
- Personnel lockers, and pass-thru evidence lockers.
- Wall surface protection.

Exclusions

- The following items have been assumed to be owner FF&E.
 - Visual display boards and markerboards.
 - Skyfold Operable Partition.

Division 11 – Equipment

Inclusions

- Detention Equipment
 - Detention grade hollow metal doors and frames.
 - Holding cell door hardware.
 - Security glazing at holding cell doors.
 - Detention accessories
 - Detention grade furniture.
 - Pistol lockers.
 - Weapon discharge stations.
- Wall pads, and floor mat in defensive tactics room.
- Portable rack for floor mat.

Exclusions

- Breakroom appliances.
- Projectors, or projection screens.

Division 12 – Furnishings

Inclusions

- Roller shades
- Recessed frame entry mats with removable sections.

Division 12 – Furnishings Exclusions

- Office furniture; chairs, desks, shelving.
- Wall art/decorations.

Division 13 – Special Construction

Inclusions

- 65.28 kW solar panel system on the lower portion of standing seam roof.
- Roof clips for panel attachment to standing seam ridges.
- Inverters installed on the mechanical screen wall.
- 25 year warranty on PV panels, optimizers, and roof clips.
- 10 year warranty on inverters.
- End user interface.

Exclusions

- Excel or utility incentives.
- Electrical Connections (by Merit Electric)

Division 14 – Conveying Systems

Inclusions

- 2-Stop traction elevator with upgraded finishes.

Division 21 – Fire Sprinkler System

Inclusions

- Wet sprinkler system.
- FM-200 system at IT rooms 049 and 165 .
- Design, and stamped drawings.
- CAD drawings for coordination.
- Building Information Modeling coordination.

Exclusions

- Labor, or provisions to perform daily fire watch.
- Dry pipe system for exterior balconies.
- Fire Pump.

Division 22, 23 – Plumbing and Mechanical

Inclusions

- Two direct exchange roof-top units serving the whole building heating and cooling.
- Hydronic re-heat through local VAV box units.
- Detention grade fixtures for holding cells.
- Compressed air piping and air compressor with six hose reels and drops.
- Jail decontamination AeroClave system piping, and connection ports.
- Dedicated exhaust for Narcotics and Weapons storage.
- Temperature controls including programming.
- Building Information Modeling coordination.

Exclusions

- Architectural louvers.
- Portable jail AeroClave decontamination system.
- Cathodic protection.
- Engineering fees, or stamped drawings.

Division 26 – Electrical

Inclusions

- 100% system back-up generator.
- Power and lighting wiring will be a combo of Electrical Metallic Tubing (EMT), and Metal Clad Cable (MC).
- Conduit for tele/data, audio/video, security, and intercom cabling (wiring by others).
- Cable tray from IT room to hallways for tele/data cable management.
- Conduit for security low voltage cabling, including cameras.
- Fire alarm system including all devices and programming.

Exclusions

- Engineering or utility fees.
- Stamped drawings.
- Lightning Protection

Division 27 – Communications

Inclusions

- Horizontal/Structured cabling
- Patch cords
- Audio/Video Systems
- Intercom System
- Wireless Access Point Devices (WAP's)

Exclusions

- Head end equipment for tele/data cabling.
- Display Monitors, or wall mounts.

Division 28 – Electronic Safety & Security

Inclusions

- Access control card system
- Remote door release devices
- Gate access, and release controls
- Video surveillance cameras
- Duress button devices (scope is yet undefined, FCI is carrying an allowance of \$15,709 for approx.. 9 devices)

Exclusions

- Switches for video and networking needs.
- CCTV head end equipment, or devices.

Division 31 - Earthwork

Inclusions

- Erosion control measures; temporary, intermediate, and final.
- The earthwork subcontractor's calculations for cut/fill, and import/export are based on the CAD base files, and Sheet C2.01 Grading Plan provided by Bowman Consulting and Hoefer Wysocki Architects for the purposes of providing a bid proposal. Actual quantities will be determined on site at the time of construction.

Division 31 – Earthwork Inclusions Continued

- We have included an estimated depth of drilled piers per the geotech report recommendations dated April 18, 2016, and based on the boring locations shown in Figure 1, and depth of bedrock encountered on Figure 2 of said report.
- Drilled piers for site elements; trash enclosure, fence column, and monument sign.
- Hardscape areas will be over-excavated 2', and recompact to required moisture content.
- Above ground detention pond.

Division 31 – Earthwork Exclusions

- Drilled pier casing.
- Dewatering and pumping.
- Chemical stabilization of subgrade under paving and hardscape areas.

Division 32 – Site Improvements**Inclusions**

- Asphalt paving has been figured as full depth sections at 6" for parking areas, and 6.5" for the drive lanes. (Depths are recommended in the geotech report)
- We have included brushed design of concrete plaza per the landscape paving exhibit.
- 7" concrete paving at the trash enclosure and storage area.
- 6" mechanical pad for the back-up generator.
- Ameristar Montage Plus classic 3-rail was priced for ornamental fencing.
- We have included barrier arm automatic vertical lift gates at the main drive entry.
- Monument sign.
- Landscaping and irrigation per the contract documents.
- MSE retaining wall block materials are Anchor Vertica 4-piece pattern in lieu of specified Versa-Lok 4-piece mosaic. An add of \$73,758 will be incurred to use specified materials. MSE wall includes engineering, geogrid, drain pipe, structural backfill.
-

Exclusions

- Temporary irrigation for native seed.
- Moving, or repair of existing fences at water towers, property lines, or residences.
- Work in Community Center Drive related to new traffic signal.

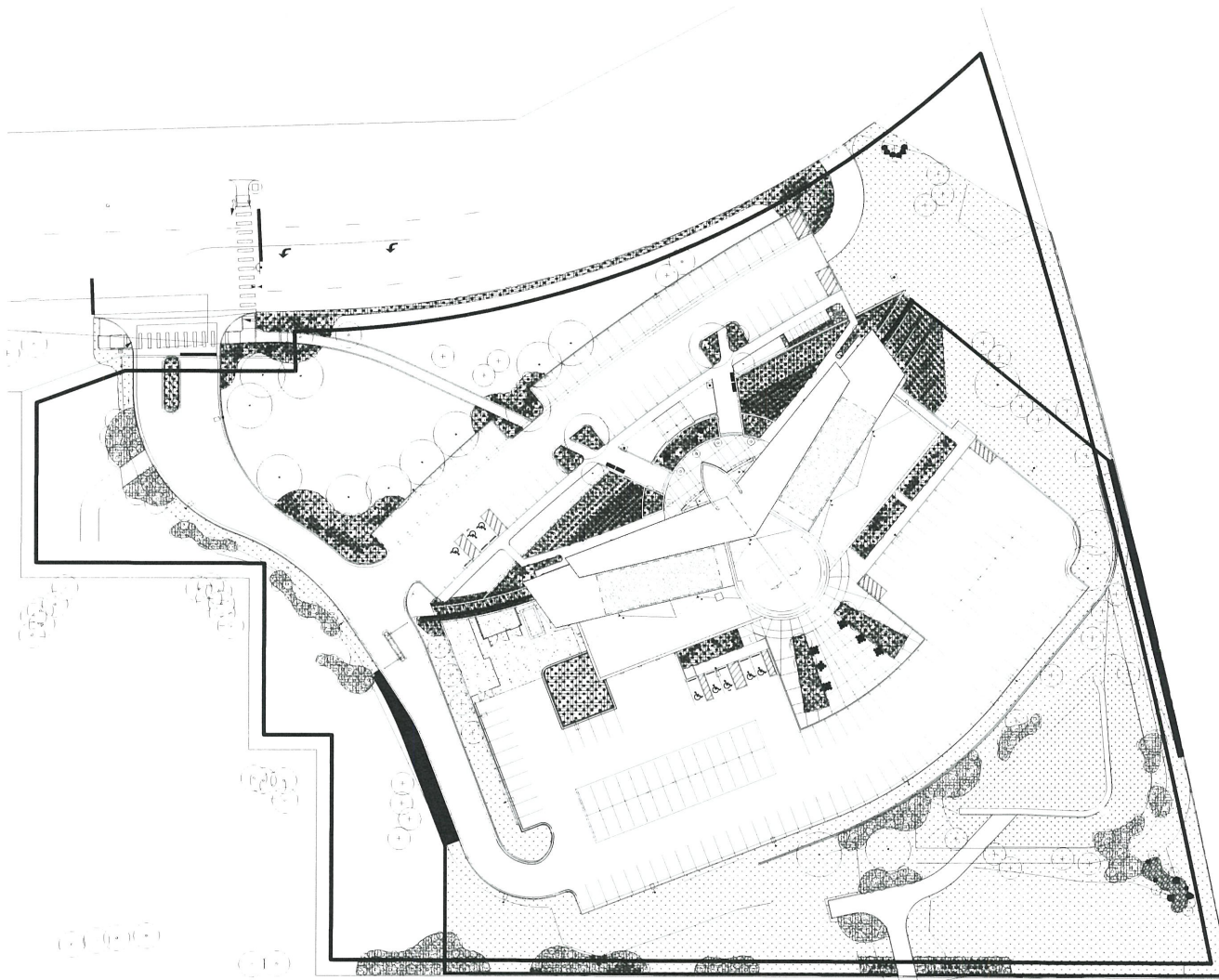
Division 33 – Utilities

Inclusions

- Water, sewer, and sanitary lines per the contract documents.
- Boring for sanitary line connection to Acoma Street main.
- Water line crossing of existing City of Thornton water and drain lines.
- Storm sewer piping and collection devices.
- Pond forebays to reduce erosion of storm events.
- Fill, flush, and test water lines after installation.
- Air test, jet, and camera sewer line.
- Potholing of existing utilities.
- Traffic control for work in Acoma Street is included.

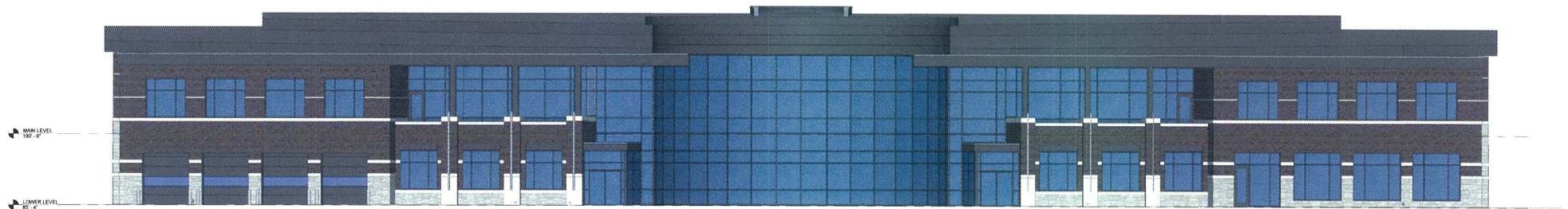
Exclusions

- Electrical utility primary service, or setting of transformers.
- Gas utility primary service to building.
- Relocating of exiting electrical, fiber optic, or gas lines.

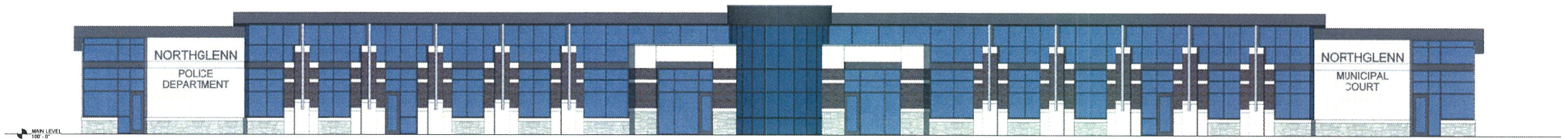


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

EXHIBIT B - ARCHITECTURAL SITE PLAN
MARCH 21ST, 2017



SOUTH COLOR ELEVATION
1/8" = 1'-0"



NORTH COLOR ELEVATION
1/8" = 1'-0"



EXHIBIT C - FRONT AND REAR ELEVATION
MARCH 21ST, 2017