



**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 55**

DATE: September 25, 2017

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 Discussion Item**
Ralston House Design Update – September 2017

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 September 2017 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The Ralston House Children's Advocacy Center is currently providing services out of the outdated facility located at the Northglenn Water Treatment Plant (WTP).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.

PROJECT UPDATE

Grant Application Update

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 – On June 30th the GFF awarded \$25,000 to the RH project.

RH is also seeking grants from the Boettcher Foundation and the El Pomar Foundation.

No additional information on these grants at this time.

Site Preparations Update

Staff recently advertised the Design/Build solicitation package for the relocation of the WTP backup Generator. Two bids were received and the recommendation for award was presented and approved at the regular Council meeting on August 14th. The preconstruction meeting was conducted and the contractor should mobilize in the near future.

Design Update

The RH civil design package has been approved.

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 totals **\$1,855,783**. Approximately an 8% increase.

The current itemized opinion of cost is attached to this memorandum.

Schedule Update

Procurement – It is anticipated that the RH construction bid package will be offered to a General Contractor through the City solicitation process in October.

Administration – The municipal parties conducted a strategy meeting on June 6th to discuss next steps. The atmosphere was positive all around but in particular to the initiative to seek other grant opportunities and to get the project started this year. It was determined that minor revisions (likely 100% construction funding) to the IGA will need to be accomplished in near future. The city of Northglenn will work with the City Attorney to update the Phase 2 IGA with a “first amendment to the Phase 2 IGA” to reflect any revisions in the contributions by the parties. The first amendment cost revision is based on the updated opinion of probable cost for the project. Credits will be given for monies already paid.

The City will begin the invoice process to acquire all of the funding after the IGA has been amended. Once all of the funding has been received, the City can award the project. Absent delay in the process outlined, groundbreaking could occur in November/December.

BUDGET/TIME IMPLICATIONS

The city of Northglenn has appropriated \$280,000 in the 2017 Capital Projects Fund of which \$37,798 will be the City share of the capital 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 city of 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

James A. Hayes, AICP – City Manager	jhayes@northglenn.org	303.450.8706
David Willett, MBA, PE – Director of Public Works	dwillett@northglenn.org	303.450.8783

ATTACHMENTS

- Letter from Northglenn City Manager to the Municipal Parties
- Ralston House Updated Opinion of Probable Cost
- Original Northglenn Cost Share and the Revised Northglenn Cost Share



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Dear Ralston House Municipal Parties,

I am writing to follow-up on our most recent meeting in July, 2017 regarding the capital construction estimate for the new Ralston House Child Advocacy Center. At the meeting, the parties agreed to proceed with an updated opinion of probable cost from Eidos Architects. The original estimate of \$1.7 million was from September, 2016 and needed revision now that the final plans "bid set" are completed and ready for permitting and construction. In the meantime, the City of Northglenn is continuing to invest capital resources to prepare the site for construction, including relocation of the emergency generator on site. The City of Northglenn is investing in the site preparations outside of any additional contribution to the capital construction of the building.

There are several documents attached to this letter for your review and comment.

- Phase 2 IGA between the Municipal Parties for the construction of Ralston House
- Updated Opinion of Probable Cost, Eidos Architects, August, 2017
- Updated Analysis of Contributions by Municipal Parties
- 1st Amendment to the Phase 2 IGA (with updated Exhibit B)

The City of Northglenn is proposing the following approach to completing this project.

- 1) Distribute 1st amendment to Phase 2 IGA with updated contribution calculations. The updated opinion of probable cost includes all soft costs (architect) and hard costs for construction. While there are contingencies included, the City is proposing an additional 5% project contingency to be included in the final contribution calculations. The amendment to the IGA will be structured so that once final actual construction costs are known, any monies received over that amount will be returned to the municipal parties in accordance with the percentage splits.
- 2) Seek consensus from the Municipal Parties on the approach and updated contribution calculations.
- 3) Once consensus is reached, the City of Northglenn will issue the bid documents for construction of the new Ralston House.
- 4) Each Municipal Party shall schedule the 1st Amendment to the Phase 2 IGA for approval by the respective City Councils/Board of Commissioners.
- 5) Once all IGA amendments are approved, the City of Northglenn will invoice each Municipal Party for their respective share of contribution as outlined in the IGA.

- 6) Once all monies have been received by the City of Northglenn, the City will proceed with award of contract and notice to proceed.
- 7) After construction is completed and there is a complete and accurate accounting of all costs associated with the project, the City of Northglenn will refund all monies paid by the Municipal Parties in excess of the actual costs.

I am willing to schedule another conference call in the next several days to review this information, answer questions, and consider alternatives from the Municipal Parties.

Please review the attached information as soon as possible and thank you for your continued support of this important project for our communities.

Sincerely,

James A. Hayes, AICP
City Manager
City of Northglenn

Ralston House Northglenn
Northglenn, Colorado
Project No. 16022
Updated Opinion of Probable Cost
August 11, 2017

Site	Quantity	Unit	Cost/Unit	Extended
Sitework				
Layout Survey	1	LS	\$10,000.00	\$10,000.00
Erosion Control Measures	1	AC	\$15,000.00	\$15,000.00
Demolition of Driveways and Walks	5,500	SF	\$2.50	\$13,750.00
Demolition of Fencing	550	LF	\$5.00	\$2,750.00
Demolition of Shed & Barn	2	EA	\$2,500.00	\$5,000.00
Demolition of Trees	10	EA	\$500.00	\$5,000.00
Strip & Stockpile Topsoil	1,500	CY	\$4.00	\$6,000.00
Grading & Earthwork	4,330	CY	\$5.00	\$21,650.00
Concrete Gurb & Gutter	300	LF	\$20.00	\$6,000.00
Concrete Curbcut and Crosspan	200	SF	\$20.00	\$4,000.00
Concrete Walkways (4")	2,000	SF	\$5.00	\$10,000.00
Asphalt Paving (6")	920	SY	\$30.00	\$27,600.00
Parking Lot Striping	500	LF	\$2.00	\$1,000.00
6' Chain Link Fencing	130	LF	\$40.00	\$5,200.00
6' Wood Fencing - solid board	100	LF	\$40.00	\$4,000.00
Vinyl Ranch Fencing - three rail	175	LF	\$30.00	\$5,250.00
Sign w/concrete base	7	EA	\$250.00	\$1,750.00
Paving and Exterior Sealants	6,000	SF	\$0.50	\$3,000.00
Parking Bumpers	10	EA	\$100.00	\$1,000.00
Subtotal				\$147,950.00
Utilities				
Storm Drainage Concrete Channel	30	LF	\$20.00	\$600.00
Sidewalk Chase & Trench Cover	40	LF	\$100.00	\$4,000.00
Sump for Perimeter Drain	0	EA	\$5,000.00	\$0.00
Waterline Demo (house-abandon?)	0	LF	\$0.00	\$0.00
Waterline New 2"	70	LF	\$65.00	\$4,550.00
Water Meter, Vault & Tap	1	EA	\$20,000.00	\$20,000.00
Sanitary Line Demo (house-abandon?)	0	LF	\$0.00	\$0.00
Sanitary Line Relocation (east) 4"	210	LF	\$50.00	\$10,500.00
Sanitary Line New (building) 4"	30	LF	\$50.00	\$1,500.00
Sanitary Manhole Alterations	1	EA	\$2,500.00	\$2,500.00
Gas Meter	1	EA	\$2,500.00	\$2,500.00
Gas Line	150	LF	\$35.00	\$5,250.00
Power & Light Pole Demolition	3	EA	\$2,000.00	\$6,000.00
Electric Transformer, single-phase	1	EA	\$12,000.00	\$12,000.00
Electric Service & Conduit/Wiring Line to Building	150	LF	\$50.00	\$7,500.00
Light Poles, 20'	3	EA	\$2,500.00	\$7,500.00
Fiber Optic Conduit	75	LF	\$10.00	\$750.00
Phone Line Conduit	150	LF	\$10.00	\$1,500.00
Subtotal				\$86,650.00
Landscaping				
Fine Grading, Topsoil Placement & Prep	975	CY	\$6.35	\$6,191.25
Sod	7,460	SF	\$1.00	\$7,460.00

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Hydroseed	11,900	SF	\$0.50	\$5,950.00
Rock Mulch (1-1/2" size, 3-4" deep)	3,900	SF	\$5.00	\$19,500.00
Edging - steel	500	LF	\$8.00	\$4,000.00
Trees - 2" caliper	9	EA	\$500.00	\$4,500.00
Bushes & Shrubs - 5 gallon container	46	EA	\$100.00	\$4,600.00
Yard Irrigation System	22,360	SF	\$2.00	\$44,720.00
Subtotal				\$96,921.25

Site Subtotal	\$331,521.25
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Building	Quantity	Unit	Cost/Unit	Extended
Foundation				
Footing with Excavation	600	LF	\$42.00	\$25,200.00
Foundation Walls	600	LF	\$88.00	\$52,800.00
Backfill	600	LF	\$13.00	\$7,800.00
Concrete Floor Slab (5" thick reinforced)	5,300	SF	\$6.00	\$31,800.00
Gravel Base at Floor Slab (4" deep)	incl above	SF	incl	\$0.00
Vapor Barrier at Floor Slab (15 mil)	incl above	SF	incl	\$0.00
Perimeter Insulation (2")	1,880	SF	\$2.05	\$3,854.00
Perimeter Drain (4" PVC w/6" gravel)	0	LF	\$18.00	\$0.00
Subtotal				\$121,454.00

Exterior Envelope				
Exterior Walls - Brick Veneer Assembly	1,555	SF	\$35.00	\$54,425.00
Exterior Walls - Siding Assembly	3,295	SF	\$25.00	\$82,375.00
Wood Roof Trusses, pre-engineered w/sheathing	5,560	SF	\$8.00	\$44,480.00
Wood Roof Rafter Framing & Sheathing	965	SF	\$6.00	\$5,790.00
Wood Platform 2x12 Framing w/Plywood Deck	265	SF	\$5.00	\$1,325.00
Steel Canopy Framing	0	LS	\$5,300.00	\$0.00
LVL Wall Framing (atrium & fireplace)	1,100	LF	\$6.00	\$6,600.00
Roof Asphalt Shingles incl. underlayment	67	Square	\$340.00	\$22,780.00
Roof Insulation Batts (R-38)	6,625	SF	\$2.00	\$13,250.00
Roof Flashing	6,625	SF	\$2.00	\$13,250.00
Roof Trim Edges	520	LF	\$12.00	\$6,240.00
Roof Gutters	200	LF	\$9.00	\$1,800.00
Roof Downspouts	11	EA	\$50.00	\$550.00
Roof Vents - Ridge	100	LF	\$12.00	\$1,200.00
Roof Vents - Soffit	225	LF	\$8.00	\$1,800.00
Vinyl Windows - fixed 4'x3'	0	EA	\$500.00	\$0.00
Vinyl Windows - fixed 4'x4'	0	EA	\$550.00	\$0.00
Vinyl Windows - fixed 4'x6'	0	EA	\$600.00	\$0.00
Fiberglass Window - West Entry High (25 sf)	1	EA	\$2,000.00	\$2,000.00
Vinyl Windows - double hung 4'x1.5'	3	EA	\$500.00	\$1,500.00
Vinyl Windows - double hung 4'x3'	8	EA	\$750.00	\$6,000.00
Vinyl Windows - double hung 4'x6'	15	EA	\$900.00	\$13,500.00
Fiberglass Single Door w/transom, sidelites, hdwr	1	EA	\$5,000.00	\$5,000.00

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Fiberglass Single Door with Hardware	2	EA	\$2,500.00	\$5,000.00
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Subtotal				\$288,865.00
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Interior Finishes

Interior Walls with Finishes	4,625	SF	\$10.00	\$46,250.00
Interior Sound Walls with Finishes	1,580	SF	\$12.00	\$18,960.00
Rough Carpentry	5,300	SF	\$1.00	\$5,300.00
Platform Access Ladder & Hatch	1	EA	\$2,000.00	\$2,000.00
Drywall Control Joints	5,300	SF	\$1.00	\$5,300.00
Interior Wood Doors, HM Frame, w/ Hardware	35	EA	\$1,500.00	\$52,500.00
Carpet Tile Flooring	3,600	SF	\$4.50	\$16,200.00
VCT Flooring	700	SF	\$4.00	\$2,800.00
Sheet Vinyl Flooring at Restrooms	284	SF	\$12.00	\$3,408.00
Wall Tile at Restrooms (4' wainscot + cove base)	575	SF	\$12.00	\$6,900.00
Rubber Base	1,660	LF	\$3.00	\$4,980.00
Base Cabinets (plastic laminate)	40	LF	\$225.00	\$9,000.00
Upper Cabinets (plastic laminate)	30	LF	\$125.00	\$3,750.00
Countertops (plastic laminate)	56	LF	\$60.00	\$3,360.00
Toilet Accessories (gbs, tissue, towel)	4	EA	\$500.00	\$2,000.00
Restroom Mirrors	4	EA	\$350.00	\$1,400.00
Room Signs	7	EA	\$60.00	\$420.00
Fire Extinguishers & Cabinets	5	EA	\$350.00	\$1,750.00
Window Coverings (2" vinyl slat, 48" high)	110	LF	\$30.00	\$3,300.00
Drywall Ceilings with Paint	4,576	SF	\$5.00	\$22,880.00
Suspended Grid Ceilings	880	SF	\$6.50	\$5,720.00
Ceiling Sound Insulation	800	SF	\$1.50	\$1,200.00
Joint Sealants	5,300	SF	\$1.00	\$5,300.00

Subtotal				\$224,678.00
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HVAC

Gas Fired Furn. w/Cond. Unit (two 4-ton, two 5-ton)	4	EA	\$8,500.00	\$34,000.00
Ductwork with Insulation	5,300	SF	\$4.00	\$21,200.00
Ceiling Exhaust Fans	6	EA	\$500.00	\$3,000.00
Registers & Diffusers	80	EA	\$100.00	\$8,000.00
Fire Dampers	10	EA	\$150.00	\$1,500.00
Fire Place Insert & Flue	1	EA	\$4,000.00	\$4,000.00
Controls & Thermostats	5,300	SF	\$1.50	\$7,950.00
Test & Balance	5,300	SF	\$1.00	\$5,300.00

Subtotal				\$84,950.00
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Plumbing

Backflow Preventer 2"	1	EA	\$2,500.00	\$2,500.00
Gas Fired Water Heater (30 gal tank)	1	EA	\$7,500.00	\$7,500.00
Water Distribution Piping w/insulation	5,300	SF	\$2.50	\$13,250.00
Sanitary Waste Piping - underground	5,300	SF	\$2.50	\$13,250.00
Sanitary Waste Specialties (clean outs, vents, etc)	1	LS	\$5,000.00	\$5,000.00
Gas Piping to HVAC units & WH	5	EA	\$1,500.00	\$7,500.00

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Access Doors & Frames	20	EA	\$200.00	\$4,000.00
Exterior Hose Bibbs	3	EA	\$1,500.00	\$4,500.00
Floor Drains	5	EA	\$750.00	\$3,750.00
Water Closets - ADA	4	EA	\$1,500.00	\$6,000.00
Lavatories - drop in vit. china (incl rough-in, supply, v	4	EA	\$1,500.00	\$6,000.00
Sinks - drop in stainless steel (incl rough-in, supply, v	3	EA	\$2,000.00	\$6,000.00
Mop Sink - fiberglass (incl rough-in, supply, vent, was	1	EA	\$3,000.00	\$3,000.00

Subtotal **\$82,250.00**

Electrical

Service Panels Switchgear	1	EA	\$12,000.00	\$12,000.00
Distribution Panel Boards	4	EA	\$2,500.00	\$10,000.00
Branch Wiring and Outlets & Switches	5,300	SF	\$5.00	\$26,500.00
Branch Wiring and Power for HVAC	9	EA	\$850.00	\$7,650.00
Branch Wiring and Light Fixtures	5,300	SF	\$5.50	\$29,150.00
Exit & Emergency Lighting	5,300	SF	\$1.00	\$5,300.00

Subtotal **\$90,600.00**

Low Voltage & IT

Conduit Rough In (data & phones for offices only)	2,650	SF	\$3.00	\$7,950.00
Doorbell w/two bell locations, plus visual notification	1	EA	\$1,000.00	\$1,000.00

Subtotal **\$8,950.00**

Building Subtotal **\$901,747.00**

Site Work	\$331,521.25
Building Work	\$901,747.00
Subtotal Building & Site	<u>\$1,233,268.25</u>
Contingency (10%)	\$123,326.83
Subtotal	<u>\$1,356,595.08</u>
GC General Conditions (12%)	\$162,791.41
Subtotal	<u>\$1,519,386.48</u>
GC OH & P (10%)	\$151,938.65
GC Bonds & Taxes (2%)	\$30,387.73
Subtotal	<u>\$1,701,712.86</u>

Total Hard Construction Cost Opinion **\$1,701,712.86**

Total Hard Construction Cost Opinion	\$1,701,712.86
Architect Fees	<u>\$154,070.00</u>
Total	\$1,855,782.86

**EXHIBIT B
CONTRIBUTIONS BY MUNICIPAL PARTIES**

Municipality	Hybrid %	Amount
Adams County (Sheriff's Office, DA Office, Dept. of Human Services)*	26.86%	\$ 319,970
Aurora (Police Department)	5.81%	\$ 51,570
Brighton (Police Department)	7.88%	\$ 77,910
Broomfield (PD and Dept. of Human Services)	10.60%	\$ 112,669
Commerce City (Police Department)	7.97%	\$ 79,094
Federal Heights (Police Department)	3.25%	\$ 18,942
Northglenn (Police Department)	4.73%	\$ 37,798
Thornton (Police Department)	15.88%	\$ 179,973
Westminster (Police Department)	17.03%	\$ 194,574
Totals	100.00%	\$ 1,072,500

**EXHIBIT B
CONTRIBUTIONS BY MUNICIPAL PARTIES**

UPDATED: 1ST Amendment to the Phase 2 IGA for Ralston House

Municipality	Hybrid %	Amount
Adams County (Sheriff's Office, DA Office, Dept. of Human Services)*	26.86%	\$ 493,394
Aurora (Police Department)	5.81%	\$ 83,201
Brighton (Police Department)	7.88%	\$ 123,455
Broomfield (PD and Dept. of Human Services)	10.60%	\$ 176,578
Commerce City (Police Department)	7.97%	\$ 125,265
Federal Heights (Police Department)	3.25%	\$ 33,335
Northglenn (Police Department)	4.73%	\$ 62,152
Thornton (Police Department)	15.88%	\$ 279,438
Westminster (Police Department)	17.03%	\$ 301,752
Totals	100.00%	\$ 1,678,572