



**PUBLIC WORKS DEPARTMENT
MEMORANDUM #2017 – 71**

DATE: December 4, 2017

TO: Honorable Mayor Carol Dodge 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 Update

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The Ralston House Children's Advocacy Center is currently providing services out of the outdated facility located at the Northglenn Water Treatment Plant (WTP).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

GRANT APPLICATIONS

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 – Earlier in the year GFF awarded **\$25,000** to the RH project. The grant money will be received after ground breaking.

Grant Application #3 Boettcher Foundation – Recently BF awarded **\$35,000** to the RH project. The grant money will be received after ground breaking.

No additional information on the grants at this time.

DONATIONS

Metro Landscaping has agreed to donate up to **\$100,000** in land scape services.

PROJECT UPDATE

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 contractor is well under way. *Anticipated completion by year end.*

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. *No changes from October update.*

Schedule Update – The next step in the process is to bid out the construction documents while each entity is approving the amended IGA. Each entity has assured the City they will be scheduling the IGA for adoption in 2017, so with the consensus of the parties, Northglenn released the bid documents with the following schedule. *No changes from October update.*

- Wednesday, October 11, 2017 Invitation for Bid Issuance
- Wednesday, October 25, 2017 Mandatory Pre-bid Conference
- Wednesday, November 8, 2017 Information/Question Period Ends
- Wednesday, November 15, 2017 Addendum Issuance
- **Wednesday, December 6, 2017 Bid Submission Deadline**
- Monday, February 12, 2018 Anticipated Contract to City Council
- February Anticipated Notice of Award
- March Anticipated Notice to Proceed

IGA adoption Update – Revised approval schedule.

| Municipal Party | Appropriation | City Council/BoCC Action |
|-----------------|------------------------------|--------------------------|
| Adams County | 2017 | Approved |
| Aurora | Coincidental w/ IGA | December 4 |
| Brighton | 2017 | Approved |
| Broomfield | 2018 (re-appropriate w/ IGA) | Approved |
| Commerce City | Coincidental w/ IGA | Approved |
| Federal Heights | 2017 | Approved |
| Northglenn | 2017 | Approved |
| Thornton | 2017 | Approved |
| Westminster | 2017 | Approved |

BUDGET/TIME IMPLICATIONS

City Council approved an appropriation of \$280,000 in the 2017 Capital Projects Fund of which \$37,798 will be the City share of the 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 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.

Ralston House Project
December 4, 2017 (November Update)

STAFF REFERENCE

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ATTACHMENTS

No attachments