

Northglenn Urban Renewal Authority

Administration Memorandum
NURA 17-03

DATE: April 12, 2017
TO: NURA Board of Directors
FROM: Debbie Tuttle, Economic Development Manager & NURA Executive Director
SUBJECT: I-25 & 104th Avenue Ramp Project

Purpose

The purpose of this memorandum is to provide information on the 104th Avenue and I-25 Bridge ramps and signage project. The three contractor bids that were received were \$1 million more than budgeted (**Attachment B** - Original Estimate of Probable Costs). Staff is seeking direction from the board on allocating additional funding if desired for this project.

Background Information

DHM Designs is the contractor hired by NURA to design, bid and perform project management and oversight on this project. An overview of why this project is over budget is described in **Attachment A**.

Project Description

The project is to construct walls, install a monument sign and install landscaping along the four ramps on 104th Avenue & I-25 to create a gateway into the city.

Budget

NURA had originally budgeted \$500,000 in 2015 for this project. The Scope of Work changed in 2016 after getting estimates for the project and redesigning the plan and signage. The budget was increased to \$1 Million for the entire project. The RFP was released on February 27, 2017, and closed on April 4, 2017. The three bids received were:

- #1 - \$1,944,000 (base) + \$251,420 (alternates)
- #2 - \$1,942,083 (base) + \$298,341 (alternates)
- #3 - \$2,104,311 (base) + 309,993 (alternates)

In December 2017, NURA approved an additional fee for \$12,980 for additional signage redesign, bidding services, construction administration and oversight of the project. The total approved budget is \$1,012,980. The remaining current budget after expenses is approximately \$850,000.

As indicated above, the budget is more than \$1 million above the budget based on the bids received. If the board decides to fund the additional funds to complete this project, NURA does have \$1 million that is reserved for incentives in the 2017 budget, and an additional \$1 million for the Huron Center construction costs that will not be needed.

Staff Recommendation

It is staff's recommendation to work with DHM and the selected contractor to bring down the costs as much as possible, and to award the contract not to exceed the lowest bid of \$2,239,424 (\$1,941,083 base bid + \$298,341 for alternates).

Schedule

If the board decides to move forward with the construction, staff will prepare an Agreement with the lowest bidder for NURA's approval. Because the quotes are only good for 30 days after the bid date (April 4, 2017), a special meeting to approve the contract award will be scheduled.

Staff Reference

Debbie Tuttle, NURA Executive Director and Economic Development Manager at 303-450-8743 or dtuttle@northglenn.org



I-25 & 104th Landscape Medians - Contractor Bidding

Date: 04.06.2017

Debbie,

As requested and per our conversation yesterday afternoon regarding the bid prices that came in for the I-25 and 104th Landscape Medians project, an overview of reasons the project came in over the DHM Opinion of Estimated Costs.

I had an opportunity to reach out to Ben Worland with Goodland Construction regarding the price. We recently worked with Goodland on previous park projects and noticed that the pricing had risen quite a bit. He was able to explain that:

- In the current market, construction costs have risen exponentially over the past 9-12 months due to the sheer amount of construction in the Front Range area. Lack of labor and materials due to the amount of construction in the area have contributed to the general rise in construction costs overall with all disciplines.
- Safety played a big part in the price. Traffic control, as dictated by CDOT and general concern for employee safety contributed to the large increase in price. For this project, we (Goodland Construction) have over \$100,000 in Jersey barrier rental alone, along I-25. A couple years ago, during construction along I-25, there were several incidents with cars losing control or lack of driver attention and resulted in deaths of construction workers. Providing that additional level of safety for employees was a major concern in this project.

After hearing the results of the bids, I reviewed our cost estimates to try and determine where we might have been mistaken in some of our opinions of costs. I don't feel any of our numbers are out of line with what we were seeing during the summer of 2016. Our unit cost pricing is taken directly from current project and bid prices we're seeing rather than "guesstimates" on pricing. We also work with local contractors in determining prices. At this time, the construction market in the area is at a high and dictates costs across area. We've noticed that all projects in the last 6 months have cost our clients more than usual.

To assist in potential cost increases, we broke the project out into (4) separate pieces for bidding purposes and asked that the contract bid accordingly: Base Bid, Bid Alternate #1, Bid Alternate #2 and Bid Alternate #3

Bid Alternate #1: Consisted of removing the lower level of retaining walls on the site, leaving the upper level of retaining walls to hold back grade and landscape improvements, removing lighting on the removed walls and a small amount of concrete edger.

Bid Alternate #2: Consisted of the existing bridge improvements – Stone veneer on the existing columns, abutment walls and lighting on those particular features.

Bid Alternate #3: Consisted of removing the evergreen trees from the ends of each of the landscape islands.

DHM DESIGN

Base Bid: Consisted of the upper retaining walls, site landscape improvements, large entry monuments, utility upgrades, all associated measures for a project of this size and location (erosion control, traffic control, permitting & fees, mobilization, surveying, site demo, etc.), site grading, concrete edger, concrete caps, drainage systems, complete irrigation system, native seed, site lighting and electrical distribution.

The price for base bid only is: **\$1,941,083.00**

The price for bid alternates #1, #2 and #3 combined is: **\$298,341.00**

The total price for the entire project as designed is: **\$2,239,424.00**

In talking to Goodland Construction, I asked if there may be other opportunities to provide the same project aesthetically but constructed in a simpler manner. They were looking into it at the time of this memorandum. One such opportunity would be to construct the walls and monuments out of a CMU concrete block as opposed to cast-in-place concrete walls. This would allow for the mason to set the walls and have another crew behind setting the veneer. They are currently looking into cost savings by constructing in this manner as well as any other opportunities to decrease the cost by alternative methods of construction.

Debbie, please let me know if you need any further clarification.

Matthew Whipple | NRPA

Associate Principal

DHM DESIGN

Landscape Architecture | Land Planning | Ecological Planning | Urban Design
900 South Broadway, Suite 300 | Denver, CO 80209

City of Northglenn - Medians at 104th Ave. & I-25

ESTIMATE OF PROBABLE COSTS

Prepared By: DHM Design
April 26, 2016

Category	Unit	Qty	Unit Cost	Total Cost	Comment
Project Start-Up					
Project Start Up and Preparation	LS				
- Mobilization					
- Permits					
- Vehicle Tracking					
- Dust Control (Water)					
Erosion Control	LS	1	\$23,920.00	\$23,920.00	
Surveying	LS	1	\$7,500.00	\$7,500.00	
Traffic Control	LS	1	\$63,006.00	\$63,006.00	
Section Subtotal				\$149,341.92	
Demolition					
Demolition - Concrete Curbing	LS	1	\$5,000.00	\$5,000.00	
Utility Adjustments	LS	1	\$4,000.00	\$4,000.00	
Section Subtotal				\$9,000.00	
Earthwork & Drainage					
Minor Grading	CY	400	\$6.00	\$2,400.00	
Section Subtotal				\$2,400.00	
Sitework & Hardscape					
Southwest Median					
Concrete Edger - Landscape	LF	172	\$17.00	\$2,924.00	
Spade-Dug Edge - Landscape	LF	260	\$1.50	\$390.00	
Retaining Wall A					
-Structural Concrete	CY	27	\$650.00	\$17,615.00	
-Manufactured Veneer	FF	162	\$16.00	\$2,592.00	
-Precast Concrete Cap	LF	112	\$28.00	\$3,136.00	
Southwest Median Subtotal				\$26,657.00	
Northwest Median					
Concrete Edger - Landscape	LF	106	\$17.00	\$1,802.00	
Spade-Dug Edge - Landscape	LF	280	\$1.50	\$420.00	
Retaining Wall C					
-Structural Concrete	CY	22	\$650.00	\$14,365.00	
-Manufactured Veneer	FF	143	\$16.00	\$2,280.00	
-Precast Concrete Cap	LF	94	\$28.00	\$2,632.00	
Retaining Wall D					
-Structural Concrete	CY	15	\$650.00	\$9,620.00	
-Manufactured Veneer	FF	127	\$16.00	\$2,024.00	
-Precast Concrete Cap	LF	60	\$31.00	\$1,844.50	
Monumentation					
-Structural Concrete	CY	50	\$650.00	\$32,500.00	
-Manufactured Veneer	FF	723	\$16.00	\$11,568.00	
-Precast Concrete Cap (Walls)	LF	124	\$28.00	\$3,472.00	
-Precast Concrete Cap (Column)	EA	4	\$500.00	\$2,000.00	
-Decorative Weathering Steel Plate - Lazer Cut	LS	1	\$5,000.00	\$5,000.00	
-Steel Letters, 2" Channel	LS	1	\$7,000.00	\$7,000.00	
Northwest Median Subtotal				\$96,527.50	
Northeast Median					
Concrete Edger - Landscape	LF	161	\$17.00	\$2,737.00	
Spade-Dug Edge - Landscape	LF	225	\$1.50	\$337.50	
Retaining Wall G					
-Structural Concrete	CY	28	\$650.00	\$18,460.00	
-Manufactured Veneer	FF	206	\$16.00	\$3,288.00	
-Precast Concrete Cap	LF	119	\$28.00	\$3,318.00	
Northeast Median Subtotal				\$28,140.50	

Southeast Median

Concrete Edger - Landscape	LF	80	\$17.00	\$1,360.00
Spade-Dug Edge - Landscape	LF	234	\$1.50	\$351.00

Retaining Wall I

-Structural Concrete	CY	16	\$650.00	\$10,335.00
-Manufactured Veneer	FF	172	\$16.00	\$2,744.00
-Precast Concrete Cap	LF	60	\$28.00	\$1,680.00

Retaining Wall J

-Structural Concrete	CY	22	\$650.00	\$14,560.00
-Manufactured Veneer	FF	222	\$16.00	\$3,552.00
-Precast Concrete Cap	LF	84	\$28.00	\$2,352.00

Monumentation

-Structural Concrete	CY	50	\$650.00	\$32,500.00
-Manufactured Veneer	FF	680	\$16.00	\$10,880.00
-Precast Concrete Cap (Walls)	LF	124	\$28.00	\$3,472.00
-Precast Concrete Cap (Column)	EA	4	\$500.00	\$2,000.00
-Decorative Weathering Steel Plate - Lazer Cut	LS	1	\$5,000.00	\$5,000.00
-Steel Letters, 2" Channel	LS	1	\$7,000.00	\$7,000.00

Southeast Median Subtotal	\$97,786.00
----------------------------------	--------------------

Section Subtotal	\$249,111.00
-------------------------	---------------------

Drainage

Wall Drainage System	LF	652	\$28.00	\$18,256.00
3/4" - 1-1/2" Washed Aggregate	TON	122	\$45.00	\$5,490.00

Section Subtotal	\$23,746.00
-------------------------	--------------------

Planting

Soil Prep, Shrub Bed (4 CY per 1000 SF)	SF	24,000	\$0.35	\$8,400.00
Crushed Rock Shoulder, 4" depth	TON	219	\$45.00	\$9,855.00
Rock Mulch, 4" depth	TON	445	\$45.00	\$20,025.00
Seed, "Low Grow - No Mow" Irrigated	SF	26,750	\$0.18	\$4,815.00
Seed, "Low Grow - No Mow" Non-Irrigated	SF	160,000	\$0.10	\$16,000.00
Deciduous Ornamental Tree, 2.5" caliper	EA	34	\$500.00	\$17,000.00
Shrub, Deciduous, #5 Container	EA	364	\$35.00	\$12,740.00
Shrub, Evergreen, #5 Container	EA	208	\$45.00	\$9,360.00
Ornamental Grass, #1 Container	EA	1,127	\$25.00	\$28,175.00
Perennials, #1 Container - 18" O.C.	EA	901	\$18.00	\$16,218.00

Section Subtotal	\$142,588.00
-------------------------	---------------------

Irrigation

Irrigation, Shrub Beds	SF	24,000	\$1.87	\$44,880.00
Irrigation, Native areas - 25' Zone	SF	26,750	\$1.30	\$34,775.00
Irrigation Controller	LS	2	\$7,500.00	\$15,000.00
Irrigation Meter Vault	LS	1	\$30,000.00	\$30,000.00
Boring and Sleeving under I-25 - 3"	LF	400	\$37.50	\$15,000.00
Boring and Sleeving under I-25 - 4"	LF	400	\$45.00	\$18,000.00

Section Subtotal	\$157,655.00
-------------------------	---------------------

Electrical Distribution

Electrical Distribution	LS	1	\$40,000.00	\$40,000.00
Downlights, Uplights, Flood Lights, Etc.	LS	1	\$61,949.00	\$61,949.00

Section Subtotal	\$101,949.00
-------------------------	---------------------

Project Sub- Total:	\$835,790.92
----------------------------	---------------------

Schematic Design Contingency

10% Contingency		\$835,790.92	10%	\$83,579.09
Design Fee				\$100,000.00

Section Subtotal	\$183,579.09
-------------------------	---------------------

Project Grand Total:	\$1,019,370.01
-----------------------------	-----------------------

Construction Budget:	\$1,000,000.00
-----------------------------	-----------------------

Remaining Budget:	-\$19,370.01
--------------------------	---------------------

Bid Alternate #1**Retaining Wall B**

-Structural Concrete	CY	13	\$650.00	\$8,580.00
-Manufactured Veneer	FF	80	\$16.00	\$1,280.00
-Precast Concrete Cap	LF	57	\$28.00	\$1,596.00
-DEDUCT Concrete Edger	LF	57	-\$17.00	-\$960.50

Retaining Wall E

-Structural Concrete	CY	5	\$650.00	\$3,380.00
-Manufactured Veneer	FF	29	\$16.00	\$456.00
-Precast Concrete Cap	LF	23	\$28.00	\$644.00
-DEDUCT Concrete Edger	LF	23	-\$17.00	-\$382.50

Retaining Wall F

-Structural Concrete	CY	14	\$650.00	\$8,970.00
-Manufactured Veneer	FF	102	\$16.00	\$1,632.00
-Precast Concrete Cap	LF	58	\$28.00	\$1,610.00
-DEDUCT Concrete Edger	LF	57	-\$17.00	-\$960.50

Retaining Wall H

-Structural Concrete	CY	4	\$650.00	\$2,275.00
-Manufactured Veneer	FF	21	\$16.00	\$336.00
-Precast Concrete Cap	LF	15	\$28.00	\$420.00
-DEDUCT Concrete Edger	LF	15	-\$17.00	-\$255.00

Electrical

Downlights, Uplights, Flood Lights, Etc.	LS	1	\$18,051.00	\$18,051.00
--	----	---	-------------	-------------

Section Subtotal	\$46,671.50
-------------------------	--------------------

Bid Alternate #2**Existing Bridge Aesthetic Improvements****Southwest Median**Existing Bridge Column Improvements

-Concrete Ledge	CY	1	\$650.00	\$650.00
-Manufactured Veneer	FF	310	\$16.00	\$4,960.00
-Precast Concrete Cap	LF	43	\$50.00	\$2,150.00

Existing Abutment Wall Improvements

-Manufactured Veneer	FF	295	\$16.00	\$4,720.00
-Precast Concrete Cap	LF	44	\$28.00	\$1,232.00

Northwest MedianExisting Bridge Column Improvements

-Concrete Ledge	CY	1	\$650.00	\$650.00
-Manufactured Veneer	FF	310	\$16.00	\$4,960.00
-Precast Concrete Cap	LF	43	\$50.00	\$2,150.00

Existing Abutment Wall Improvements

-Manufactured Veneer	FF	392	\$16.00	\$6,272.00
-Precast Concrete Cap	LF	50	\$28.00	\$1,400.00

Northeast MedianExisting Abutment Wall Improvements

-Manufactured Veneer	FF	364	\$16.00	\$5,824.00
-Precast Concrete Cap	LF	49	\$28.00	\$1,372.00

Existing Bridge Column Improvements

-Concrete Ledge	CY	1	\$650.00	\$650.00
-Manufactured Veneer	FF	310	\$16.00	\$4,960.00
-Precast Concrete Cap	LF	43	\$50.00	\$2,150.00

Southeast MedianExisting Bridge Column Improvements

-Concrete Ledge	CY	1	\$650.00	\$650.00
-Manufactured Veneer	FF	310	\$16.00	\$4,960.00
-Precast Concrete Cap	LF	43	\$50.00	\$2,150.00

Existing Abutment Wall Improvements

-Manufactured Veneer	FF	409	\$16.00	\$6,544.00
-Precast Concrete Cap	LF	61	\$28.00	\$1,708.00

Section Subtotal	\$60,112.00
-------------------------	--------------------

Bid Alternate #3**Landscape**

Evergreen Trees, 8' - 12' Ht. (6 per island)	EA	23	\$500.00	\$11,500.00
--	----	----	----------	-------------

Section Subtotal	\$11,500.00
-------------------------	--------------------