

**PARKS, RECREATION & CULTURAL SERVICES DEPARTMENT
MEMORANDUM #19-2018**

DATE: October 8, 2018
TO: Honorable Mayor Carol Dodge and City Council Members
THROUGH: Heather Geyer, City Manager *Heather Geyer*
FROM: Amanda J. Peterson, Director of Parks, Recreation and Culture *ajp*
Dana Kester, Parks Project Coordinator *Dana Kester*
SUBJECT: CR-121 - CXT Concrete Buildings for Kiwanis and Northwest Open Space Improvements

PURPOSE

Staff is seeking approval to issue a purchase order to CXT Concrete Buildings in the amount of \$883,958 for the purchase of pre-fabricated concrete buildings for Northwest Open Space and Kiwanis Bath House improvements.

BACKGROUND

NWOS is a 50 acre outdoor athletic complex located to the south of 112th and Pecos. In November 2016, the city entered into an agreement with DHM Design Corporation to complete a public outreach process, conceptual design and construction documents for Northwest Open Space. Throughout 2017, DHM led a series of meetings and worked with city staff to create a design for the space that would meet the needs of nearby residents, youth sports organizations, adult sports leagues and passive recreation participants. The primary components of the project include a new concession area, a permanent restroom, replacement and realignment of all asphalt trails with concrete, parking improvements on the south side of the property, irrigation improvements, and drainage and stormwater improvements.

Kiwanis is the city's only outdoor pool. The pool and the bath house were originally constructed in 1955. In August 2017, the city entered into an agreement with DHM Design Corporation to complete a public outreach process, conceptual design and construction documents for replacement of the bath house, the addition of a new splash pad and other associated site amenities. Throughout late 2017, early 2018, DHM led a series of meetings and worked with city staff to gather public input regarding the splash pad and the bath house. A variety of themes were explored, with the most favorable responses to a nature-themed splash pad. This project will include the addition of a new 2,586 sf splash pad to the east of the existing baby pool, the installation of new, pre-fabricated concrete buildings to replace the existing bath house, new landscaping in the surrounding area and the associated infrastructure.

UPDATE

This is the second of two purchasing agreements for Northwest Open Space and the second of three purchasing agreements requiring City Council action for the completion of the Kiwanis Bath House and Splash Pad project. The first agreement for each project was for a general contractor – ECI for Northwest Open Space and Krische for Kiwanis.

The proposed purchase order for CXT is for the pre-fabricated concrete buildings for each of the two sites, with a total of three units. Two of these units will be the new bath house at Kiwanis and one will be the new restroom and concession area at Northwest Open Space. As indicated previously, staff and the consultant team from DHM determined that the least expensive way to

complete this project was to purchase the CXT bath house building and the Vortex play equipment outright. Ordering the buildings from CXT for both projects together provides further cost savings. The attached resolution will allow for a purchase order to be issued for the CXT pre-fabricated concrete buildings, as per the attached quotation.

CXT submitted pricing via a cooperative purchasing agreement with Sourcewell. This methodology has been reviewed by the finance department, and meets the city's purchasing policy requirements.

The Kiwanis buildings will be two units of the "Santiago" model, customized with locker rooms, showers, a cashier's area and storage. The Northwest Open Space building will also be the "Santiago" model, with restrooms and a concession area.

BUDGET IMPLICATIONS

Funding has been identified in the Capital Improvement Program (CIP) budget in the amount of \$1,000,000 since 2016 for this large-scale renovation of NWOS. An additional \$120,000 was budgeted for design in 2017. These funds were leveraged to obtain grant funding totaling \$2,170,000 between 2016-2018 for the design and construction of this project. A breakdown of the funding amounts, funding sources and anticipated expenditures is below.

Northwest Open Space Improvements Budget Breakdown

<i>Funding</i>	<i>Source</i>
\$1,000,000	2017 Conservation Trust Fund (carryover)
\$120,000	2016 Adams County Open Space Discretionary (carryover)
\$120,000	2017 Adams County Open Space Grant
\$1,700,000	2017 Adams County Open Space Grant
\$340,000	2018 Adams County Open Space Grant
\$10,000	2018 Northglenn Community Foundation Grant
<u>\$350,000</u>	<u>2019 Adams County Open Space Discretionary (proposed)</u>
\$3,640,000	Total Project Budget, Design and Construction
<i>Expenditures</i>	<i>Use</i>
\$228,300	Design, Expended in 2017-18
\$2,852,859.12	ECI Construction Contract (proposed for Consideration)
\$348,821.29	CXT Building (purchase order proposed for consideration)
<u>\$198,319</u>	<u>Contingency (proposed for consideration, only utilized if needed)</u>
\$3,628,299.41	Total Anticipated Project Expenses, Design and Construction

Kiwanis Bath House and Splash Pad Budget Breakdown

<i>Funding</i>	<i>Source</i>
\$800,000	2017 Adams County Open Space Discretionary (carryover)
<u>\$800,000</u>	<u>2017 Adams County Open Space Grant</u>
\$1,600,000	Total Project Budget, Design and Construction

<i>Expenditures</i>	<i>Use</i>
\$4,990	Facility Audit, Expended in 2017
\$1,359	Environmental Study, Expended in 2017
\$120	Tri-County Health Plan Review, Expended in 2018
\$124,884	Design, Expended in 2017-18
\$689,229	Krische Construction, Inc. (proposed for consideration)
\$535,137.27	CXT Building (purchase order proposed for consideration)
\$198,349.25	Vortex (purchase order)
\$15,000	Demolition (future contract)
\$30,931	Contingency (proposed for consideration, only utilized if needed)
<u>\$1,599,999.52</u>	<u>Total Anticipated Project Expenses, Design and Construction</u>

TIME IMPLICATIONS

The pre-fabricated concrete buildings for both Kiwanis and NWOS will be ordered upon approval of the purchase order, and are anticipated to take approximately 12 weeks for fabrication. Once the units are delivered on-site, ECI will be responsible for installation at NWOS and Krische will be responsible for installation at Kiwanis, as per each of their contract agreements.

RECOMMENDATION

Attached to this memorandum is CR-121, a resolution that, if approved, would authorize staff to issue a purchase order in the amount of \$883,958.56 to CXT Concrete Buildings, for the purchase of the bath house for Kiwanis and the restrooms and concession area for NWOS.

Staff recommends approval of the proposed Resolution as presented.

STAFF REFERENCE

For additional information, please contact Amanda Peterson, Director of Parks, Recreation & Culture at apeterson@northglenn.org or 303.450.8950.

ATTACHMENTS

1. CXT Quotes

Resolution CR-121

SANTIAGO



Custom building where you can match units to meet your needs. Units include restroom, shower, concession, storage and combo configurations. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Santiago

Sections:			
Restroom \$52,888	Qty: = \$0.00	Shower* \$69,234	Qty: 2 = \$138,468.00
Family Assist Restroom \$52,888	Qty: = \$0.00	Concession \$57,970	Qty: 1 = \$57,970.00
Family Assist Shower* \$62,568	Qty: = \$0.00	Storage \$49,170	Qty: = \$0.00
*Includes hot water tank.		Total Sections	\$196,438.00

Added Cost Options:		Price Per Unit	
Final Connection to Utilities		\$ 2,255.00	<input type="checkbox"/> 0.00
Optional Wall Texture -choose one	<input checked="" type="checkbox"/> Split Face Block (\$2,255) <input type="checkbox"/> Struck Trowel (\$2,255) <input type="checkbox"/> Stone (\$3,000)		6,765.00
Optional Roof Texture -choose one	<input type="checkbox"/> Delta Rib	\$ 925.00	0.00
Porch/Wing Wall		\$ 55,775.00	<input type="checkbox"/> 0.00
Two-Tone Color Scheme		\$ 250.00	<input type="checkbox"/> 0.00
Stainless Steel Plumbing Fixtures- Water Closet	Qty:	\$ 650.00	0.00
Stainless Steel Plumbing Fixtures- Urinal	Qty:	\$ 595.00	0.00
Stainless Steel Plumbing Fixtures- Sink	Qty:	\$ 405.00	0.00
Electric Hand Dryer (each)	Qty:	\$ 625.00	0.00
Electronic Flush Valves- Water Closet	Qty:	\$ 670.00	0.00
Electronic Flush Valves- Urinal	Qty:	\$ 710.00	0.00
Electronic Flush Valves- Sink	Qty:	\$ 575.00	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt		\$ 3,410.00	<input type="checkbox"/>
4-gallon Electric Water Heater		\$ 330.00	<input type="checkbox"/>
Skylight in Restroom (each)	Qty:	\$ 425.00	0.00
Marine Grade Skylight in Restroom (each)	Qty:	\$ 1,400.00	0.00
Marine Package for Extra Corrosion Resistance		\$ 3,250.00	<input type="checkbox"/>
Fiberglass Entry and Chase Doors and Frames	Qty:	\$ 3,450.00	0.00
Tile Floor in Restroom		\$ 2,500.00	<input type="checkbox"/>
Defense Shield - Anti-Graffiti Coating		\$ 2,850.00	<input type="checkbox"/>
Smart Building Monitoring System (SBMS)	Qty:	\$ 7,500.00	0.00
Timed Electric Lock System (does not include chase door)	Qty:	\$ 3,630.00	0.00
Exterior Frostproof Hose Bib with Box		\$ 385.00	<input type="checkbox"/>
Paper Towel Dispenser	Qty:	\$ 170.00	0.00
Toilet Seat Cover Dispenser	Qty:	\$ 75.00	0.00
Sanitary Napkin Disposal	Qty:	\$ 48.00	0.00
Baby Changing Station (each)	Qty:	\$ 425.00	0.00
CXT Wastebasket	Qty:	\$ 120.00	0.00
Paint Touch up Kit - Single Color		\$ 55.00	<input type="checkbox"/>
Paint Touch up Kit - Two Tone Color		\$ 60.00	<input type="checkbox"/>
Total Cost of Selected Accessories from Accessories Price List:		\$	6,765.00
Estimated One-Way Transportation Costs to Site (quote):		\$	30,000.00
Custom Options: Stamped plans 18-303 Men's , CO Inspections, 18 lockers, 2 outdoor showers		\$	1,958.98

Estimated monthly payment on 5 year lease \$4,726.76

Total Cost per Unit Placed at Job Site: **\$ 235,161.98**
(excludes all taxes)

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

Date



Custom building where you can match units to meet your needs. Units include restroom, shower, concession, storage and combo configurations. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Santiago

Sections:	
Restroom \$52,888 Qty: = \$0.00	Shower* \$69,234 Qty: 2 = \$138,468.00
Family Assist Restroom \$52,888 Qty: = \$0.00	Concession \$57,970 Qty: 1 = \$57,970.00
Family Assist Shower* \$62,568 Qty: = \$0.00	Storage \$49,170 Qty: 1 = \$49,170.00
Total Sections \$245,608.00	

*Includes hot water tank.

Added Cost Options:		Price Per Unit	
Final Connection to Utilities		\$ 2,255.00	<input type="checkbox"/> 0.00
Optional Wall Texture -choose one	<input checked="" type="checkbox"/> Split Face Block (\$2,255) <input type="checkbox"/> Struck Trowel (\$2,255) <input type="checkbox"/> Stone (\$3,000)		9,020.00
Optional Roof Texture -choose one	<input type="checkbox"/> Delta Rib	\$ 925.00	0.00
Porch/Wing Wall		\$ 55,775.00	<input type="checkbox"/> 0.00
Two-Tone Color Scheme		\$ 250.00	<input type="checkbox"/> 0.00
Stainless Steel Plumbing Fixtures- Water Closet	Qty:	\$ 650.00	0.00
Stainless Steel Plumbing Fixtures- Urinal	Qty:	\$ 595.00	0.00
Stainless Steel Plumbing Fixtures- Sink	Qty:	\$ 405.00	0.00
Electric Hand Dryer (each)	Qty:	\$ 625.00	0.00
Electronic Flush Valves- Water Closet	Qty:	\$ 670.00	0.00
Electronic Flush Valves- Urinal	Qty:	\$ 710.00	0.00
Electronic Flush Valves- Sink	Qty:	\$ 575.00	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt		\$ 3,410.00	<input type="checkbox"/> 0.00
4-gallon Electric Water Heater		\$ 330.00	<input type="checkbox"/> 0.00
Skylight in Restroom (each)	Qty:	\$ 425.00	0.00
Marine Grade Skylight in Restroom (each)	Qty:	\$ 1,400.00	0.00
Marine Package for Extra Corrosion Resistance		\$ 3,250.00	<input type="checkbox"/> 0.00
Fiberglass Entry and Chase Doors and Frames	Qty:	\$ 3,450.00	0.00
Tile Floor in Restroom		\$ 2,500.00	<input type="checkbox"/> 0.00
Defense Shield - Anti-Graffiti Coating		\$ 2,850.00	<input type="checkbox"/> 0.00
Smart Building Monitoring System (SBMS)	Qty:	\$ 7,500.00	0.00
Timed Electric Lock System (does not include chase door)	Qty:	\$ 3,630.00	0.00
Exterior Frostproof Hose Bib with Box		\$ 385.00	<input type="checkbox"/> 0.00
Paper Towel Dispenser	Qty:	\$ 170.00	0.00
Toilet Seat Cover Dispenser	Qty:	\$ 75.00	0.00
Sanitary Napkin Disposal	Qty:	\$ 48.00	0.00
Baby Changing Station (each)	Qty:	\$ 425.00	0.00
CXT Wastebasket	Qty:	\$ 120.00	0.00
Paint Touch up Kit - Single Color		\$ 55.00	<input type="checkbox"/> 0.00
Paint Touch up Kit - Two Tone Color		\$ 60.00	<input type="checkbox"/> 0.00

Total Cost of Selected Accessories from Accessories Price List: \$ 9,020.00

Estimated One-Way Transportation Costs to Site (quote): \$ 40,000.00

Custom Options: Stamped plans, CO Inspections, 18 lockers, \$ 5,347.29

Estimated monthly payment on 5 year lease \$6,029.50

Total Cost per Unit Placed at Job Site: **\$ 299,975.29**
(excludes all taxes)

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

Date

SANTIAGO



Custom building where you can match units to meet your needs. Units include restroom, shower, concession, storage and combo configurations. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, interior and exterior lights, off loaded and set up at site.

Santiago

Sections:	
Restroom \$52,888 Qty: 2 = \$105,776.00	Shower* \$69,234 Qty: = \$0.00
Family Assist Restroom \$52,888 Qty: = \$0.00	Concession \$57,970 Qty: 1 = \$57,970.00
Family Assist Shower* \$62,568 Qty: = \$0.00	Storage \$49,170 Qty: = \$0.00
Total Sections \$163,746.00	

*Includes hot water tank.

Added Cost Options:		Price Per Unit	
Final Connection to Utilities		\$ 2,255.00	<input type="checkbox"/> 0.00
Optional Wall Texture -choose one	<input checked="" type="checkbox"/> Split Face Block (\$2,255) <input type="checkbox"/> Struck Trowel (\$2,255) <input type="checkbox"/> Stone (\$3,000)		6,765.00
Optional Roof Texture -choose one	<input checked="" type="checkbox"/> Delta Rib	\$ 925.00	2,775.00
Porch/Wing Wall		\$ 55,775.00	<input type="checkbox"/> 0.00
Two-Tone Color Scheme		\$ 250.00	<input type="checkbox"/>
Stainless Steel Plumbing Fixtures- Water Closet	Qty: 6	\$ 650.00	3,900.00
Stainless Steel Plumbing Fixtures- Urinal	Qty: 1	\$ 595.00	595.00
Stainless Steel Plumbing Fixtures- Sink	Qty: 5	\$ 405.00	2,025.00
Electric Hand Dryer (each)	Qty:	\$ 625.00	0.00
Electronic Flush Valves- Water Closet	Qty:	\$ 670.00	0.00
Electronic Flush Valves- Urinal	Qty:	\$ 710.00	0.00
Electronic Flush Valves- Sink	Qty:	\$ 575.00	0.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt		\$ 3,410.00	<input checked="" type="checkbox"/> 3,410.00
4-gallon Electric Water Heater		\$ 330.00	<input checked="" type="checkbox"/> 660.00
Skylight in Restroom (each)	Qty:	\$ 425.00	0.00
Marine Grade Skylight in Restroom (each)	Qty:	\$ 1,400.00	0.00
Marine Package for Extra Corrosion Resistance		\$ 3,250.00	<input type="checkbox"/>
Fiberglass Entry and Chase Doors and Frames	Qty:	\$ 3,450.00	0.00
Tile Floor in Restroom		\$ 2,500.00	<input type="checkbox"/>
Defense Shield - Anti-Graffiti Coating		\$ 2,850.00	<input checked="" type="checkbox"/> 5,700.00
Smart Building Monitoring System (SBMS)	Qty:	\$ 7,500.00	0.00
Timed Electric Lock System (does not include chase door)	Qty:	\$ 3,630.00	0.00
Exterior Frostproof Hose Bib with Box		\$ 385.00	<input type="checkbox"/>
Paper Towel Dispenser	Qty:	\$ 170.00	0.00
Toilet Seat Cover Dispenser	Qty:	\$ 75.00	0.00
Sanitary Napkin Disposal	Qty:	\$ 48.00	0.00
Baby Changing Station (each)	Qty:	\$ 425.00	0.00
CXT Wastebasket	Qty:	\$ 120.00	0.00
Paint Touch up Kit - Single Color		\$ 55.00	<input type="checkbox"/>
Paint Touch up Kit - Two Tone Color		\$ 60.00	<input type="checkbox"/>

Total Cost of Selected Accessories from Accessories Price List: \$ 25,830.00

Estimated One-Way Transportation Costs to Site (quote): \$ 30,000.00

Custom Options: Stamped plans Drawing 18-128, CO tags, Bottle filler, 30 gal HW, Insulated, heated, family up \$ 129,245.29

Estimated monthly payment on 5 year lease \$7,011.31

Total Cost per Unit Placed at Job Site: (excludes all taxes) \$ 348,821.29

Disclaimer: Please call to confirm selected sections are compatible.

This price quote is good for 60 days from date below, and is accurate and complete.

CXT Sales Representative

Date



I accept this quote. Please process this order.

NJPA Member Number

Company Name

Customer

Date

SPONSORED BY: MAYOR DODGE

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-121
Series of 2018

Series of 2018

A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO CXT CONCRETE BUILDINGS FOR A TOTAL AMOUNT NOT TO EXCEED \$883,958.56 FOR PREFABRICATED BUILDINGS FOR THE NORTHWEST OPEN SPACE IMPROVEMENTS AND KIWANIS BATH HOUSE AND SPLASH PAD PROJECT

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

Section 1. The City Manager is hereby authorized to issue a purchase order to CXT Concrete Buildings in an amount not to exceed \$883,958.56 for the purchase of prefabricated concrete buildings for the Northwest Open Space Improvements and Kiwanis Bath House and Splash Pad Project.

DATED at Northglenn, Colorado, this ____ day of _____, 2018.

CAROL A. DODGE
Mayor

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:

COREY Y. HOFFMANN
City Attorney