PUBLIC WORKS DEPARTMENT
MEMORANDUM # 2016 – 54

DATE: August 22, 2016

TO: Honorable Mayor Joyce Downing and City Council Members

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

SUBJECT: Ralston House Design Update

BACKGROUND

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 August 2016 update.

DISCUSSION

Project Cost Update: Staff anticipates providing an Engineering's Opinion of Probable Cost (EOPC) to Council on September 26. The estimate will be based on the Architect's experience, and feedback from local construction contractors.

Project Design Update: Staff anticipates presenting a 100% Design Development (DD) package to Council on September 26.

Project Schedule Update: The critical path in this project will be securing an updated Intergovernmental Agreement with the ten jurisdictions served by the Adams County Ralston House. To issue an NTP on April 1, 2017, the design must be complete by mid-January, in order to allow enough time to procure a general contractor. The Architect will need between 60-90 days to update the 100% DDs into a final set of Construction Documents (CDs) as part of that bid package. Therefore, the Architect will need the direction to proceed from the City on or about November 1, 2016 in order to meet that timeline. This means that Staff will have to work aggressively between September 19 and November 1 to present the updated cost and design to Northglenn's partner communities and secure agreement to proceed.

RECOMMENDATION

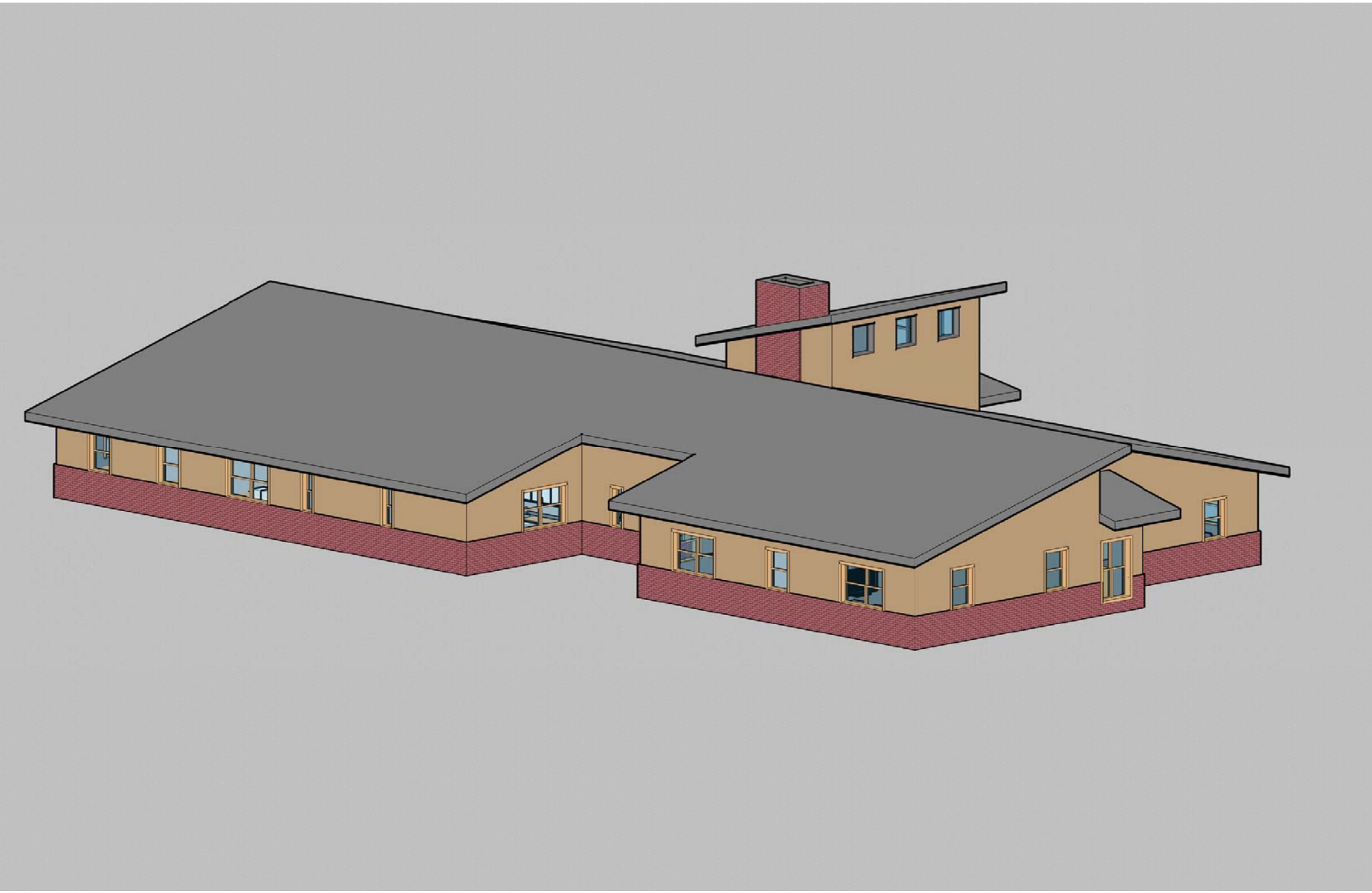
None, information only.

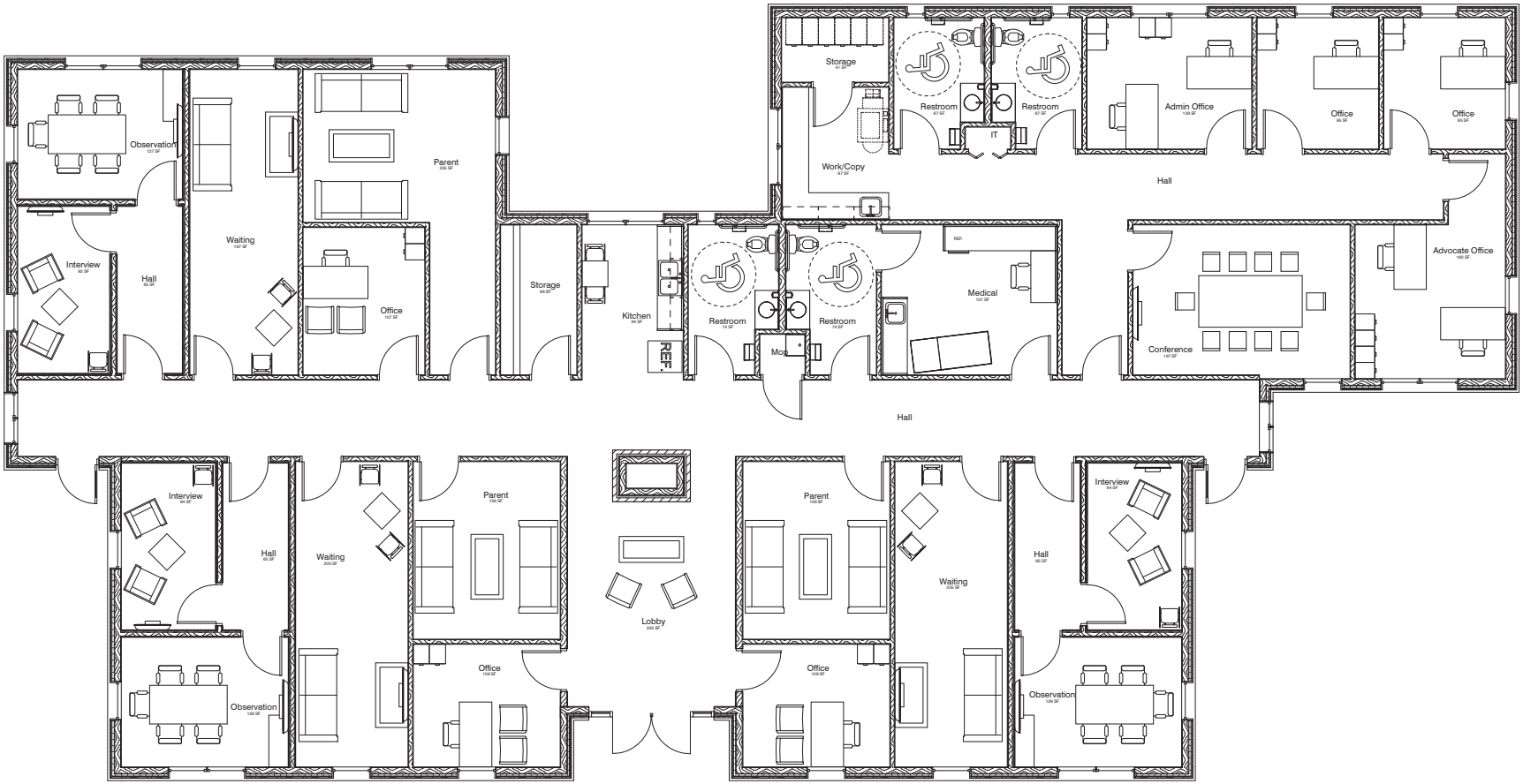
STAFF REFERENCE

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

ATTACHMENTS

- Schedule
- First floor plan, and elevations





Ralston House Northglenn

2360 W. 112th Avenue

Eidos ARCHITECTS

EIDOSARCH.COM

Main Level Floor Plan

1/4" = 1'-0"

0" 1" 2"

RALSTON HOUSE SCHEDULE

UPDATED: Aug 10, 2016

JUSTICE CENTER	Q2 2016	Q3 2016	Q4 2016	Q1 2017	Q2 2017	Q3 2017	Q4 2017
Phase 1 - Project Planning		Planning Permission Process initiated					
Phase 2 - Pre-Design and RFP							
Phase 3 - Design	SD 100% July	100% DD and revised estimate due					
Phase 4 - Construction Bid and Award							
Phase 5 - Construction		Ancillary Projects - Generator and Hyrdants			Groundbreaking		
Phase 6 - Construction Completion							
Phase 7 - Acceptance							
Project Closeout							Ribbon Cutting
Communications and Outreach	Ongoing						
Council Input/Decisions							